THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24355-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $116,200.00 Affiant Subscribed and sworn to before me this 15th day of June, 2005. Notary Public My Commission Expires: GEORGE C. PATTERSON, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: RJAS Properties, LLC 4233 Wallace Lane Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.103.07 Parcel No. 13.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bethany R. Haynie, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RJAS Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5503 Oakmont Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2005.

Bethany R. Haynie

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bethany R. Haynie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2005.

Notary Public

My Commission Expires:

CATHERINE M. WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Davidson County DEEDWARR
Recvd: 06/20/05 07:58 2 pgs
Fees:13.00 Taxes:429.94

20050620-0069871

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section One Richland Meadows (erroneously referred to as Highland Meadows in the previous two deeds of record), as of record in Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bethany R. Haynie by deed dated March 31, 2003 from David S. Perry and wife, Amy Perry and Evelyn G. Dixon, a single woman of record in Instrument No. 20030404-0045048, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Book 2152, page 121, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2083, page 40, Register's Office for Davidson County, Tennessee.
4. Easement for conveyance of water mains of record in Book 2290, page 293, Register's Office for Davidson County, Tennessee.