3 1B
H.A

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $362,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24 day of June, 2005.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
Commission Expires May 23, 2009

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/24/05 15:37 4 pg
Fees:23.00 Taxes:1341.25
20050624-0073104

ADDRESS NEW OWNER:
James H. Rieniets, Jr.
1119 Osprey Lane
Nashville, TN 37221

SEND TAX BILL TO:
SAME

Map: 6G-A, Parcel: 9.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayland, LLC, a Tennessee limited liability company**, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **James Henry Rieniets, Jr. and wife, Phoebe Sue Rieniets**, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 4528 Wayland Drive, Nashville, Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs, successors, representatives and

assigns, forever; GRANTOR does further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 24 day of June, 2005.

GRANTOR:

WAYLAND, LLC, a
Tennessee limited liability company

By: _____
John S. Phipps, Jr.
Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared John S. Phipps, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of Wayland, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand, at office, this 24 day of June, 2005.

_____
Notary Public

My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harpeth View Estates, as of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 209.4 feet on the easterly margin Wayland Drive and extends back 176.3 feet on the northerly line and 196.0 feet on the southerly line, to a line in the rear measuring 307.0 feet thereon.

Being the same property conveyed to Wayland, LLC, by deed from Gary Abbagnaro, of record in Instrument Number 20040525-0061208, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable, which has been prorated and assumed by Grantee.

2. Plan of Harpeth View Estates of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee.

3. Covenants and restrictions recorded in Book 1728, page 125, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6296, page 947, Register's Office for Davidson County, Tennessee.

5. Unrecorded lease dated September 17, 2004 by and between Wayland, LLC, as Lessor and Clifton Beach, as Lessee.