THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/25/01 13:34 2pgs
Fees:13.00 Taxes:125.80
20010925-0103602

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Reginald Howard 2215 Riverside Drive Nashville, Tennessee 37216	Same	072-07-0 295.0

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ida Mai Shaw, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Reginald Howard, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lots No. 23 and 24 on the Map of the Subdivision of the Waters Place on Maxie Lane, in the 15th, formerly the 11th Civil District, of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description..

Being the same property conveyed to Ida Mai Shaw and Johnny Parker by deed of record in Book 7926, page 595, Register's Office for Davidson County, Tennessee. The said Johnny Parker conveyed his interest in the property to the said Ida Mai Shaw by deed of record as Instrument No. 200008030076966 in said Register's Office. Ida Mai Shaw previously deeded a one-half interest in the property to Reginald Howard by quitclaim deed of record as Instrument No. 20010913-0099958 in said Register's Office.

This is improved property known as 2215 Riverside Drive, Nashville, Tennessee 37216.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee 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 set out herein; Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 21st day of September, 2001.

IDA MAI SHAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ida Mai Shaw, the within named bargainor, 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 and official seal at Franklin, Tennessee this 21st day of September, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

Subscribed and sworn to before me this 21st day of September, 2001.

Notary Public

My Commission Expires: 7-27-02
