Please return to:
Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Bk 58-A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2004.

Notary Public
My commission expires: 7/30/07

NOTARY PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

02-0406-43258

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Thomas G. Favreau 2115 Eastland Avenue Nashville TN 37212	~~New Owner~~ Realty Mortgage Corp 7000 Executive Center Drive, Ste200 Brentwood, TN 37027	105-13-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gloria V. Wallace and Larry Howse and Marsha Harden and Darryl Howse and Angeline Howse and Donnell Howse, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas G. Favreau and wife, Catherine C. Favreau, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 319 on the Plan of the resubdivision of part of Belmont Land Company's Subdivision called Belmont Heights of record in Book 421, Page 71, Register's Office for said County.

SAID Lot No. 319 fronts 50 feet on the westerly side of 13th Avenue South, formerly Eastwood Street, and runs back between parallel lines 146.5 feet to an alley.

BEING the same property conveyed to Thomas J. Howse, Jr. and wife, Ella J. Howse by deed dated 2/17/64 of record in Book 3679, Page 195, Register's Office for Davidson County, Tennessee. Thomas J. Howse, Jr. died on 10/29/83 leaving Ella J. Howse as surviving tenant by the entirety. Ella J. Howse died intestate on 2/22/02 leaving Grantors herein as her sole, surviving heirs at law. Gloria V. Wallace executes this instrument on behalf of Larry Howse, Marsha Harden, Darryl Howse, Angeline Howse and Donnell Howse pursuant to Powers of Attorney being recorded simultaneously herewith. In # 20040630-0078030

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2115 Eastland Avenue, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Davidson County DEEDWARR
Recvd: 06/30/04 15:22 2pgs
Fees:13.00 Taxes:727.05
20040630-0078034

WITNESS my hand this 28th day of June, 2004.

Gloria V. Wallace — Gloria V. Wallace

Larry Howse by Gloria V. Wallace — Larry Howse

Marsha Harden by Gloria V. Wallace — Marsha Harden

Darryl Howse by Gloria V. Wallace — Darryl Howse

Angeline Howse by Gloria V. Wallace — Angeline Howse

Donnell Howse by Gloria V. Wallace — Donnell Howse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gloria V. Wallace, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of June, 2004.

Notary Public

NOTARY PUBLIC AT LARGE MARK BLAYNEY FREEDOM DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005

My Commission expires 9/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gloria V. Wallace with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Larry Howse, Marsha Harden, Darryl Howse, Angeline Howse and Donnell Howse, and that she is authorized by Larry Howse, Marsha Harden, Darryl Howse, Angeline Howse and Donnell Howse, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 28th day of June, 2004.

Notary Public

NOTARY PUBLIC AT LARGE MARK BLAYNEY FREEDOM DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005

My commission expires: 9/4/05

Gloria V. Wallace executes this instrument as Attorney-In-Fact on behalf of Larry Howse, pursuant to the Power of Attorney being recorded in Instrument No. 20040630-0078031 Register's Office for Davidson County, Tennessee.
Gloria V. Wallace executes this instrument as Attorney-In-Fact on behalf of Marsha Hayden, Darryl Howse and Angeline Howse, pursuant to the Power of Attorney being recorded in Instrument No. * , Register's Office for Davidson County, Tennessee.
Gloria V. Wallace executes this instrument as Attorney-In-Fact on behalf of Donnell Howse, pursuant to the Power of Attorney being recorded in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20040630-0078032

* 20040630-0078033