THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
AMERICA'S WHOLESALE LENDER
7105 CORPORATE DR., PTX-A-195
PLANO, TX 75024

MAP PARCEL NUMBERS:60-12-32.00

Davidson County DEEDWARR
Recvd: 10/01/04 11:45 2pgs
Fees:13.00 Taxes:277.13
20041001-0118484

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd** day of September, **2004**, by and between **Warlita Y. Holland**, A Single Woman party of the first part, and **Jason C. Riddle**,A single Man party of the second part,

WITNESSETH: That for and in consideration of **$74,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 44, 45 & 46, Block C, on the plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Warlitta Y. Holland by Warranty Deed from Ernest A. Sircy, Jr. and wife, Louise Sircy of record in Book 9398, page 955, dated 07/05/94, recorded 07/06/94, Register's Office for said County.

The above reference property is also known as 2909 Morningside Drive Nashville, TN 37207.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Warlita Y. Holland by Felecia Teasley, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 22nd day of September, 2004, before me personally appeared Felecia Teasely, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Warlita Y. Holland, and sho acknowledged that she executed the same as the free act and deed of the said Warlita Y. Holland by virtue of that Power of Attornery, duly executed by the said Warlita Y. Holland and appearing of record in Book #, page _____, of the Register's Office of Davidson County, Tennessee.

#20041001-0118483

WITNESS my hand and Notarial Seal at office this 22nd day of September, **2004.**

My commission expires 9/30/06

Laura L. O'Brien

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$74,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather Moore

Affiant

Subscribed and sworn to before me this 22nd day of September, **2004.**

Laura L. O'Brien

PROPERTY ADDRESS:
2909 Morningside Drive
Nashville, TN 37207

NAME AND ADDRESS OF NEW OWNER:
Jason Riddle
2909 Morningside Dr.
Nashville, TN 37207