WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/04 15:19 2pgs
Fees:13.00 Taxes:498.39

20041123-0140551

20219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,700.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 19th DAY OF November, 2004.

(Affix Seal) Notary Public

My Commission Expires: 12-15-2004

LAURIE M. HART NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 12-15-2004 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Trisha L. Hollowell and Shane A. Hall	Legends Mortgage, Inc.	Map 72
2215 Riverside Drive	1143 Columbia Avenue, Suite C-11	Group 7
Nashville, TN 37215	Franklin, Tennessee 37064	Parcel 295

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, REGINALD BRUCE HOWARD, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto TRISHA L. HOLLOWELL, an unmarried person AND SHANE A. HALL, an unmarried person, as joint tenants with the right of survivorship, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 24 on the Map of the Subdivision of the Waters Place on Maxey 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 plan reference is made for a more complete description.

BEING a part of 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. Johnny Parker quitclaimed all of his right, title and interest in the subject property to Ida Mai Shaw by Quitclaim Deed of record in Instrument No. 20000863-0076966, said Register's Office. Ida Mai Shaw conveyed a 1/2 interest in the subject property to Reginald Howard by Quitclaim Deed of record in Instrument No. 20010913-0099958, said Register's Office. FURTHER the subject property was conveyed to Reginald Howard by Warranty Deed from Ida Mai Shaw to Reginald Howard of record in Instrument No. 20010925-0103602, said Register's Office.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Waters Place of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson, Tennessee..

This is (X) improved property known as 2215 Riverside Drive, Nashville, Tennessee 37215 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(s), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 19th day of November, 2004:

Reginald Bruce Howard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named REGINALD BRUCE HOWARD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 19th day of November, 2004.

Notary Public

My Commission Expires: 12-15-04

LAURIE M. HAY
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
12-15-2004
WILLIAMSON COUNTY, TN