Davidson County DEEDWARR
Recvd: 02/24/05 08:46 2 pgs
Fees:13.00 Taxes:1073.00
20050224-0020176

This Instrument Prepared By:
**Heritage Title & Escrow Co., Inc.**
**123 Fifth Ave. North**
**Franklin, TN 37064**

**Map & Parcel 131-1-60**

| Send Tax Statements To: | Name/Address New Owner: | Name of Mortgagee: |
|---|---|---|
| **LEGACY RENOVATION, LLC** | **LEGACY RENOVATION, LLC** | **NONE** |
| **1648 Sunset Road** | **1648 Sunset Road** | |
| **Brentwood, Tennessee 37064** | **Brentwood, Tennessee 37064** | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ANDREA L. RABAK, An Unmarried Woman**, have bargained and sold and by these presents do transfer and convey unto **LEGACY RENOVATION, LLC**, its successors and assigns forever, the following described property, to wit:

**Land in Davidson County, Tennessee, being Lot 22 on the map of B.N. Stammer's Subdivision of record in Book 1424, page 23, Register's Office for said County.**

**Said Lot No. 22 fronts 100 feet on the south side of Hobbs Road and runs back between lines 239.41 feet on the east line and 239.58 feet on the west line to a dead line in the rear measuring 100 feet thereon.**

**Being the same property conveyed to Andrea L. Rabak, an unmarried woman by deed from William R. Owsley, III and wife, Rebecca Owsley of record in Instrument Number 20000718-0070878, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien, but not yet due and payable. These taxes have been prorated between the parties as of the date of the instrument, with Grantee assuming responsibility fpr payment of the same.**
2. **All matters as shown on the Plan of B.N. Stammer's Subdivision, of record in Plat Book 1424, page 23, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the **21st** day of **February, 2005**.

Andrea L. Rabak

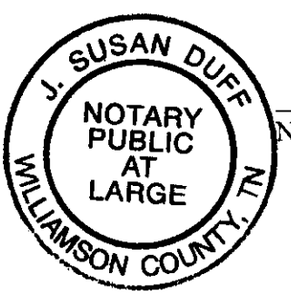
**ANDREA L. RABAK**

**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 **ANDREA L. RABAK**, the 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 seal, at office, on this **21st** day of **February, 2005**.

My Commission Expires:
01-16-08




J. Susan Duff
Notary Public

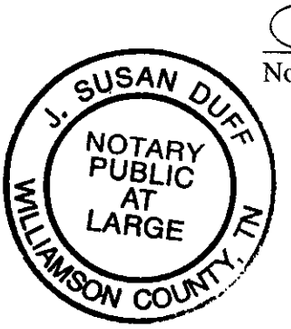
STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$290,000.00**.

Affiant

Sworn to and subscribed before me on this **21st** day of **February, 2005**.

My Commission Expires:
01-16-08




J. Susan Duff
Notary Public