THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Larry K. Marsh et ux	Security Pacific Mortgage	Map 86-16
405 Rockwood Drive	Corp.	Parcel 7.00
Hermitage, TN 37076	2460 West 26th Avenue	4D-13082
	Denver, Colorado 80211	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LARRY K. MARSH**, hereinafter called the Grantor, in order to create an estate by the entireties in and to the entire estate, have bargained and sold, and by these presents do transfer and convey unto **BARBARA A. MARSH**, hereinafter called the Grantee, in and to the entire estate, interest as a tenant by the entireties, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hermitage Woods, Section 3, a plat which is of record in Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Larry K. Marsh, unmarried, by virtue of a deed from J. T. Donaldson and John D. Donaldson as of record in Book 6484, page 196, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Rockwood Drive, Hermitage, Tn 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 28th day of March, 1985.

Larry K. Marsh
LARRY K. MARSH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry K. Marsh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of March, 1985.

Bonda F. Robertson
NOTARY PUBLIC

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Barbara A. Marsh
AFFIANT

Subscribed and sworn to before me
this 28th day of March, 1985.

Bonda F. Robertson
NOTARY PUBLIC

My Commission Expires: 7-13-86

04/58.00- CHECK
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T IDENTIF. REFERENCE
APR 2 2 35 PM '85
DAVIDSON COUNTY, TN
4:03