Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Return to:
First Title & Escrow
File Box 9B
#17724

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Amy S. Marlatt
Affiant

Subscribed and sworn to before me, this 22nd day of February, 2001.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Everett Cody Marlatt	SunTrust Bank	063-16-0-B
513 Granwood Boulevard	1 Park Place, N.E.	129.00 CO
Old Hickory TN 37138	Atlanta, GA 30303	

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, **Rees Groce and wife, Judy P. Groce**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Everett Cody Marlatt and wife, Amy S. Marlatt**, 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. 211 of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rees Groce from Fox Ridge Homes, Inc., by Warranty Deed of record in Book 9475, page 181, Register's Office for Davidson County, Tennessee, and being further conveyed to Rees Groce and wife, Judy P. Groce by deed of record in Book 9573, page 719, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 513 Granwood Boulevard, Old Hickory, TN 37138

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.

WITNESS my hand this 22nd day of February, 2001.

Rees Groce

Judy P. Groce

Davidson County DEEDWARR
Recvd: 02/26/01 12:27 2pgs
Fees:11.00 Taxes:545.75

20010226-0017567

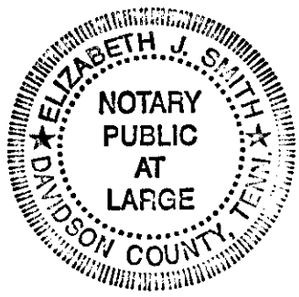
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, Tennessee, this 22nd day of February, 2001.

Notary Public

My Commission expires:



My Commission Expires
November 29, 2003