Davidson County DEEDWARR
Recvd: 08/03/01 13:20 2pgs
Fees:13.00 Taxes:1114.14

20010803-0082976

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $301,120.00.

Subsribed and sworn before me this the 27th day of July, 2001.

Affiant

Notary Public

(Seal)

2.3.02

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013216
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Jeffery S. Marwill and wife, Meredith B. Marwill
105 Osprey Court
Nashville, TN 37211

Send tax bills to:
1ST TRUST BANK FOR SAVINGS
P.O. BOX 17257
MEMPHIS, TN 38187-0257

Map 172-10-B Parcel 93

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,

Fallon Homes, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jeffery S. Marwill and wife, Meredith B. Marwill

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 93 on the Plan of Cluster Lot Development, Christiansted Valley, Phase One, Revision One, of record in Instrument No. 20002150015149 and Instrument No. 20002150015150, and revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the property conveyed to Fallon Homes, LLC by Warranty Deed of record in Instrument No. 20010402-0031476, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 105 Osprey Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of July, 2001.

Fallon Homes, LLC
BY:
Roger Fallon
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Roger Fallon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Chief Manager, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 27th day of July, 2001.

My commission expires:

2.3.02

Notary Public

BRENT A. CAMPBELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.