Box 5

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 2001

Notary Public

MY COMMISSION EXPIRES: 4-25-04
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TRACIE L. WARREN (NAME) | PHH MORTGAGE SERVICES (NAME) | MAP 61-04 |
| 1207 HAYSBORO AVENUE (ADDRESS) | 3000 LEADENHALL ROAD (ADDRESS) | PARCEL 56.00 |
| NASHVILLE, TN 37216 (CITY) (STATE) (ZIP) | MT. LAUREL, NJ 08054 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CATHERINE D. STYRON, NOW BEING CATHERINE D. STYRON MARX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACIE L. WARREN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the westerly 100.0 feet of Lot No. 15 on the Plan of Marina C. McGaughy's Second Subdivision of a part of Tract No. 4 in A.J. McGaughy's Second Subdivision Haysboro, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

BEGINNING on the northerly margin of Haysboro Road at an iron pin, the corner of Lots Nos. 14 and 15; thence with the line between said lots, northwardly 106.21 feet to the corner of Lot Nos. 15 and 16; thence with the line between said two lots eastwardly 100.0 feet; thence southwardly 110.0 feet, more or less, to the northerly margin of Haysboro Road; thence with said Road, westwardly 100.0 feet to the beginning.

Being the same property conveyed to CATHERINE D. STYRON, UNMARRIED, by Deed of record in Book 10171, page 137, Register's Office for Davidson County, Tennessee. The said CATHERINE D. STYRON having since married and is now known as CATHERINE D. STYRON MARX.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

Davidson County DEEDWARR
Recvd: 09/26/01 12:04 2pgs
Fees:13.00 Taxes:382.21

20010926-0104176

unimproved ( )
This is improved ( X ) property, known as 1207 HAYSBORO AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of September 2001

CATHERINE D. STYRON MARX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CATHERINE D. STYRON, NOW BEING CATHERINE D. STYRON MARX

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 official seal at GOODLETTSVILLE, Tennessee, this 25th day of September, 2001.

Commission expires 4-28-04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My commission expires _____

Notary Public