THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PICK-UP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2001.

Notary Public
My Commission Expires: ~~1/30/02~~ 7-27-04

Davidson County DEEDWARR
Recvd: 12/04/01 08:43 2pgs
Fees:13.00 Taxes:1058.20

20011204-0132582

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Joe D. Conard
301 Willow Bough Lane
Nashville, TN 37138

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
064-02-0 111.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Marlin and wife, Patricia A. Marlin,** hereinafter referred to as Grantor, hereby transfers and conveys to **Joe D. Conard and wife, Frances L. Conard,** hereinafter referred to as Grantee, his 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, described as follows, to-wit:

BEING Lot No. 325 on the plan of Brandywine Farms, Section 19, as of record in Book 5050, page 12, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to John W. Marlin and wife, Patricia A. Marlin by deed from Billy Joe Carlile of record in Book 6365, page 553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 5050, page 12, and Restrictions of record in Book 5088, page 362, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **301 Willow Bough Lane, 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 30th day of November, 2001.

John W. Marlin

Patricia A. Marlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John W. Marlin and wife, Patricia A. Marlin**, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2001.

Notary Public

My Commission Expires: ~~1/30/02~~
7-27-07