Davidson County DEEDWARR
Recvd: 04/02/02 13:47 2pgs
Fees:13.00 Taxes:349.28

20020402-0039898

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSF
|$94,400.00
|X
|Affiant
|SUBSCRIBED AND SWORN TO BEFOR
|25th DAY OF March, 2002.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Brown 5100 Greer Station Drive Hermitage, TN 37076	1st Trust Bank for Savings 6525 Quail Hollow, Suite 300 Memphis, TN 38120	Map 75.12, Group A Parcel 53.CO

For and in 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,

Mark Marsh and wife, Cheryl Marsh

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Richard Brown, 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:

BEING LOT NO. 142, ON THE PLAN OF REVISED, SECTION ONE, GREER MEADOWS AT CEDAR CREEK, OF RECORD IN PLAT BOOK 7900, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK MARSH BY DEED FROM JEFFREY T. COEN AND WIFE, TISHA P. COEN, DATED AUGUST 29, 1994, AND OF RECORD IN BOOK 9452, PAGE 813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front of said lot, a 10' utilities easement along the front of said lot, a 10 utilities easement along the northwest and southeast of said lot, a 10' drainage easement along the northwest side of said lot, and a 2½' X 25' utility anchor easement over the easterly portion of said lot.
3) Property is subject to Restrictive Covenants contained in Book 8060, Page 692, and amended in Book 8239, Page 649, Register's Office for Davidson County, Tennessee.
4) Property is subject to Greer Meadows at Cedar Creek, Section 1, Planned Unit Development, of record in Book 7900, Page 115, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8060, Page 685, said Register's Office.
5) Property is subject to Charter of record in Book 8060, Page 680, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5100 Greer Station Drive, Hermitage, TN 37076
(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(s) this 25th day of March, 2002.

Mark Marsh

Cheryl Marsh

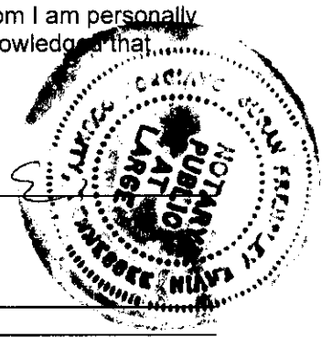
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark Marsh and wife, Cheryl Marsh, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076