STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2002.

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/01/02 09:42 2pgs
Fees:13.00 Taxes:1665.00

20020801-0092240

ADDRESS NEW OWNER(S) AS FOLLOWS:
Henry C. Dye and Margaret S. Dye
215 Burlington Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.

MAP-PARCEL NUMBERS:
117-090-C-027.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward J. Marino and wife, Ann M. Marino** hereinafter referred to as Grantors, hereby transfers and conveys to **Henry C. Dye and wife, Margaret S. Dye** hereinafter referred to as 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 Lot No. 27 on the Plan of Burlington, as of record in Plat Book 5200, Pages 403-406, amended in Book 6592, Page 397, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward J. Marino and wife, Ann M. Marino by deed from Paul E. Boklage, married, of record in Instrument No. 2000 120401 18948, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 403-406, and amended in Book 6592, Page 397, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5863, Page 796, and Book 6046, Page 134, Register's Office for Davidson County, Tennessee.

Easements of record in Book 6929, Page 646, and Book 3401, Page 545, Register's Office for Davidson County, Tennessee.

Common Area of record in Book 6504, Page 207, said Register's Office.

HOA Charter of record in Book 5869, Page 168, Book 7570, Page 316, and Book 7866, Page 386, said Register's Office.

By-Laws of record in Book 5863, Page 815, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 215 Burlington Place, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** 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 **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 29th day of July, 2002.

Edward J. Marino

Ann M. Marino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Marino and wife, and Ann M. Marino, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2002.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005