PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of August, 2002, by and between MARY W. OUTLAW, AN UNMARRIED WOMAN, hereinafter called Grantor, and DAVID D. MARLER and LORI E. MARLER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY W. OUTLAW, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto DAVID D. MARLER and LORI E. MARLER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4308 EARLENE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Mary W. Outlaw by her attorney-in-fact
Dorina D. Brown
MARY W. OUTLAW
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/06/02 11:48 3pgs
Fees:18.00 Taxes:702.63
20020906-0108257

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **August, 2002** before me personally appeared DORIS O. BROWN , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY W. OUTLAW , and acknowledged that he/she executed the same as the free act and deed of said MARY W. OUTLAW , per Limited Power of Attorney of record in Instrument No. 20020906 0108256 , recorded immediately prior hereto.

Witness my hand, at office, this **30th** day of **August, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE DENISE C. ALLS

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DAVID D. MARLER and LORI E. MARLER, HUSBAND AND WIFE

4308 EARLENE DRIVE
NASHVILLE, TN 37216

Property Address:

4308 EARLENE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:
NEW SOUTH FEDERAL SAVINGS BANK
210 Automation Way
Birmingham, AL 35210

Map & Parcel #: MAP 61-12, PARCEL 136

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$189,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 2002.**

Notary Public

My Commission Expires: 4/10/06

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 9 of Block "I" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the easterly margin of Eastdale Drive, at the corner of Lots Nos. 9 and 10; thence with the line between said two lots, eastwardly 460 feet, more or less, to the corner of Lots Nos. 7, 8, 9 and 10; thence with the line between said Lots Nos. 8 and 9, southeastwardly 175 feet, more or less; thence, southwardly 25 feet to the southerly margin of said subdivision; thence with same, westwardly 560 feet, more or less, to the easterly margin of Eastdale Drive; thence with said Drive, northwardly 125 feet to the beginning.

Being the same property conveyed to MARY W. OUTLAW, AN UNMARRIED WOMAN, by Deed from SARAH CORLEW STORY MATLOCK, WIDOW, of record in Record Book 8919, Page 835, Register's Office of Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-12, PARCEL 136).

2. Unrecorded easements for roads and utilities, if any.

3. Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 4952, page 281, said Register's Office.

4. Restrictive Covenants recorded in Book 1733, Page 217, Register's Office for DAVIDSON County, Tennessee.