03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 12/09/02 15:07 2pgs
Fees:13.00 Taxes:552.60
20021209-0151612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,350.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David B. Carden	Wells Fargo Home Mortgage	161-06-0 155.OO
5127 Brucewood Drive	6701 Carmel Road, Suite 110	
Nashville TN 37211	Charlotte, NC 28226	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Marsh and wife, Terri Marsh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David B. Carden and wife, Malia K. Carden, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennesse, being Lot No. 214 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Marsh and wife, Terri Marsh, by deed from Bessie Helen Wade, unmarried, of record in Instrument No. 20010814-0087471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5127 Brucewood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21 day of November, 2002.

James Marsh

Terri Marsh

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Marsh and Terri Marsh, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in ORLANDO, FL, this 21 day of November, 2002.

MIGUEL A. BATISTA
MY COMMISSION # DD 094495
EXPIRES: February 24, 2006
Bonded Thru Notary Public Underwriters

Notary Public

My Commission expires

Terrence D.L. Verpiot.
James 99351314
Teresa 99979861