Return To:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/03 10:39 3pgs
Fees:18.00 Taxes:255.30

20030714-0097870

B-TA-03-3522

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69000.00

Gayle E Edwards, Truster
Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2003.

Mary L. Elmquist
Notary Public

MY COMMISSION EXPIRES: July 19, 2006
(AFFIX SEAL)

MARY L. ELMQUIST
Notary Public, State of Ohio
My Commission Expires
July 19, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Marshall	Taylor, Bean, and Whittaker	
3522 Richardson Avenue (ADDRESS)	1417 N. Magnolia Avenue (ADDRESS)	104-10-54
Nashville, Tennessee 37205 (CITY) (STATE) (ZP)	Ocala, FL 34475 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT F. MARSHALL AND THE GAYLE E. EDWARDS REVOCABLE TRUST DATED AUGUST 26, 1998, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM MARSHALL*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*AKA William S. Marshall

Land in Davidson County, Tennessee, being Lot No. C on the Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Book 547, Page 43, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William F. Marshall and wife, Elise B. Marshall by Warranty Deed of record in Book 2496, Page 214, Register's Office for Davidson County, Tennessee. The said William F. Marshall predeceased Elise B. Marshall. Elise B. Marshall having since died, and devised the said property to Gayle E. Edwards(1/3 undivided interest) William S. Marshall(1/3 undivided interest) and Robert F. Marshall(1/3 undivided interest) by Last Will and Testament (Docket No. 98357, Probate Court Davidson County, Tennessee). Said Gayle E. Edwards having since conveyed 1/3 undivided interest to Gayle E. Edwards and Paul A. Edwards, Trustees of the Gayle E. Edwards Revocable Trust dated August 26, 1998 by Quitclaim Deed dated February 11, 1999 and filed for record on February 18, 1999 in Book 11345, Page 390, Register's Office for Davidson County, Tennessee. Said Gayle E. Edwards having the full power to convey property without joinder as set out in the Gayle E. Edwards Revocable Trust dated August 26, 1998. Said property is not the primary or marital residence of Robert F. Marshall.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

NOTARIAL SEAL STATE OF OHIO

Mary L. Elmquist

Gayle E Edwards
Truster

NOTARIAL SEAL STATE OF OHIO

MARY L. ELMQUIST
Notary Public, State of Ohio
My Commission Expires
July 19, 2006

unimproved ( )
This is improved (X) property, known as 3522 Richardson Avenue, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Warranty Deed 3533 Richardson ave. Nashville Tenn
13-TA-03-3522

Gayle E Edwards, Trustee

Gayle E. Edwards, Trustee of the
Gayle E. Edwards Revocable Trust
dated August 26,1998

STATE OF Ohio
COUNTY OF Allen

Personally appeared before me, Mary L. Elmquist, a Notary Public within and for said County and State aforesaid, personally appeared Gayle E. Edwards, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of the Gayle E. Edwards Revocable Trust dated August 26, 1998, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust.

Witness my hand and official seal at Lima Ohio on this the 22 day of June, 2003.

Mary L. Elmquist
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO

MARY L. ELMQUIST
Notary Public, State of Ohio
My Commission Expires
July 19, 2006

My Commission Expires: July 19, 2006

NOTARIAL SEAL STATE OF OHIO

Robert F. Marshall

Robert F. Marshall

Signature is for Warranty Deed
For 3522 Richardson Ave.
Nashville, TN 37205

STATE OF Delaware
COUNTY OF New Castle

I, KATHLEEN K. NICHOLSON, a Notary Public of the County and State first above written, do hereby certify that Robert F. Marshall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of June, 2003.

Kathleen K. Nicholson
Notary Public

My Commission Expires:

KATHLEEN K. NICHOLSON
Notary Public of Delaware
My Commission Expires April 24, 2004

SEAL

KATHLEEN K. NICHOLSON NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES APR. 24, 2004