PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (GJ) Title No: 44889

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/21/03 10:34 2pgs
Fees:13.00 Taxes:172.05
20030721-0101729

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marshall Capital Investment, LLC 9527 Butler Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 119-02-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$46,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Debora J. Ferguson , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall Capital Investment, LLC, a limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 90 and the westerly 25 feet of Lot No. 91 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots No. 6, 11, 12 and 13 Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said part of said Lots No. 90 and 91 front together 50 feet on the southerly side of Valeria Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Debora J. Ferguson, unmarried by deed from Margaret Ann Gabrielli and husband, Thomas Gabrielli, of record in Book 10399, page 124, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 36, said Register's Office

This is improved property, known as: 103 Valeria Street, Nashville, Tennessee 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this _____ day of July, 2003 .

Debora J. Ferguson

State of TENNESSEE
County of Maury

On this 15th day of July, 2003 , before me the undersigned authority, personally appeared **Debora J. Ferguson** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-19-07

Notary

KIM MOSLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $46,500.00

Affiant

Sworn and subscribed before me this 16th day of July, 2003

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/22/2003

Notary Public