BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3316 WEST END AVE.
NASHVILLE, TN 37203

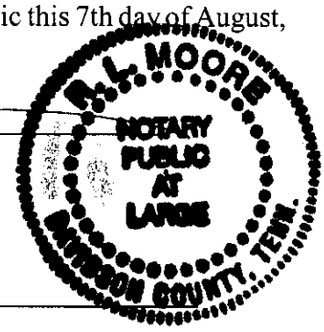
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of August, 2003.

Notary Public



My Commission Expires: July 27, 2004

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: 08/13/03 10:38 2pgs
Fees:13.00 Taxes:532.80

20030813-0115993

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph B. Collins and Janice H. Collins
5313 Old Village Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 161-100-B-154.00 CO

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, **Kenneth J. Marsh and wife, Diana L. Marsh** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph B. Collins and wife, Janice H. Collins** 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. 139 on the Plan of Villages of Brentwood Phase Ten-B, as of record in Plat Book 8250, Page 370, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth J. Marsh and wife, Diana L. Marsh by Warranty Deed from Kathryn Roberts, unmarried of record at Instrument No. 1999 12070300466, Register's Office for Davidson County, Tennessee, dated December 2, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 370, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8507, Page 831; Book 6143, Page 11; Book 6143, Page 495, and at Instrument No. 2000 060600 56066, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6158, Page 352; Book 7599, Page 914; Book 7925, Page 41; Book 7936, Page 332, Book 8152, Page 927; Book 8163, Page 593, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9718, Page 624; Book 7663, Page 928, Register's Office for Davidson County, Tennessee.

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.

County and/or City taxes for the year 2003, 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 5313 Old Village Drive, Nashville, Tennessee 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 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 7th day of August, 2003.

Kenneth J. Marsh

Diana L. Marsh

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 Kenneth J. Marsh and Diana L. Marsh, 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 7th day of August, 2003.

Notary Public

My Commission Expires: 11-20-05

09109-BW