RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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 **14th** day of **August, 2003, by and between MICHAEL T. GERAKIOS and TONYA L. GERAKIOS, HUSBAND AND WIFE, hereinafter called Grantors, and BILLY E. MARLIN and SANDRA E.. MARLIN, 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, MICHAEL T. GERAKIOS and TONYA L. GERAKIOS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto BILLY E. MARLIN and SANDRA E.. MARLIN, 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 Grantors 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 414 RUDOLPH STREET, NASHVILLE, TN 37206.

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

Grantors further covenant and bind themselves and their 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 hands and seals of Grantors on the day and year first above written.

Michael T. Gerakios
MICHAEL T. GERAKIOS
Signature of Seller

Tonya L. Gerakios
TONYA L. GERAKIOS
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/20/03 10:32 3pgs
Fees:18.00 Taxes:192.40
20030820-0120552

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL T. GERAKIOS and TONYA L. GERAKIOS, HUSBAND AND WIFE , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of August, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

BILLY E. MARLIN and SANDRA E.. MARLIN, HUSBAND AND WIFE
1614 McEwen Ave
Nashville, TN 37206

Property Address:

414 RUDOLPH STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: map 83-10, parcel 30

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 **$52,000.00** 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 **14th** day of **August, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Being Lot No. 244, the northerly feet of Lot No. 243 and the southerly 10 feet of the easterly 123.5 feet of Lot No. 245 on the Plan of McEwen Place, as of record in Book 332, page 133, Register's Office for said County, described as follows:

Beginning on the westerly margin of Rudolph Street 110 feet south of the southerly margin of McEwen Avenue; thence westwardly 123.5 feet to the northeast corner of the property conveyed to J.T. Bomar and wife by Deed from W. Parker Clendening and wife of record in Book 1641, page 45, said Register's Office; thence with said Bomar's easterly line, southwardly 10 feet to Bomar's southeast corner; thence with said Bomar's southerly line, westerly 12 feet to the corner of Lots Nos. 244, 245, 252 and 253; thence southwardly 35 feet; thence eastwardly 135.5 feet to the westerly margin of Rudolph Street; thence with same northwardly 45 feet to the beginning.

Being the same property conveyed to MICHAEL T. GERAKIOS and TONYA L. GERAKIOS, HUSBAND AND WIFE, by Warranty Deed from ANNIE B. NORTON, UNMARRIED, of record in Book 11625, page 983, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (map 83-10, parcel 30).
2. All matters as set forth on the Plan of McEwen Place, of record in Plat Book 332, page 133, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.