BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

RETURN TO:

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Caroline Chappell
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2003.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: ~~01/26/05~~ 1/28/04

(AFFIX SEAL)

P-MR-03-3406

THIS INSTRUMENT WAS PREPARED BY:
Prestige Title, LLC
1800 Mallory Lane, Ste. A-1
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Marks	AmSouth Bank	
3406 Old Franklin Road	(NAME) 2050 Parkway Office Circle	174-136.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN W. EDEN AND WIFE EUNICE M. EDEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDWARD H. MARKS AND BRENDA L. MARKS, hereinafter called the Grantees, their heirs and assigns, that 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. 3 on the Plan of Division Of The Minna E. Culbertson Land, of record in Book 5210, page 377, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John W. Eden and wife, Eunice M. Eden, by Deed from Lillian Culbertson Brent, dated 6/20/81, of record in Book 5763, page 754, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3406 Old Franklin Road, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 15th day of September, 2003.

John W. Eden

Eunice M. Eden

Eunice M. Eden

Davidson County DEEDWARR
Recvd: 09/18/03 08:06 2pgs
Fees:13.00 Taxes:721.50

20030918-0137756

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John W. Eden and wife Eunice M. Eden, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Antioch~~ Brentwood, Tennessee, this 15th day of September, 2003.

My Commission Expires: 01/26/05

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and _____ and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of September, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800