PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 04/07/04 13:52 2pgs
Fees:13.00 Taxes:899.10
20040407-0039682

**PICK-UP**

W & I Ref( _____ ) Title No: 45473
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Robert P. Elliott<br><br>822 South Douglas Avenue<br>Nashville, Tennessee 37206 | **Wells Fargo Home Mortgage, Inc.**<br>**P O Box 10304**<br>**Des Moines, IA 50306-0304** |

**TAX MAP-PARCEL NUMBERS:** 105-10-157

# *WARRANTY DEED*
***(Corporate)***

**FOR AND IN CONSIDERATION** of the sum of **$243,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marshall Capital Investments, LLC., a limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert P. Elliott, married** 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 50 feet on the Map of Douglas Place of record in Book 332, page 130, Register's Office for said County.

Said part of Lot No. 3 fronts 50 feet on the northerly margin of Douglas Avenue and extends back between parallel lines to an alley.

Being the same property conveyed to Marshall Capital Investments, LLC, a limited liability company by deed from Lester L. Thompson, III and spouse, Andrea E. Thompson, dated July 11, 2003 and filed of record in Instrument No. 20030714-0098084, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 10, said Register's Office.

**This is improved property, known as: 822 South Douglas Avenue, Nashville, Tennessee 37206**

**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 30th day of March, 2004.

**Marshall Capital Investments, LLC., a limited liability company**

**By: Joel V. Marshall**
Title: **Manager**

**State of** TENNESSEE

**County of** DAVIDSON

Before me, the undersigned, personally appeared **Joel V. Marshall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Manager** (or other officer authorized to execute this instrument) of **Marshall Capital Investments, LLC., a limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 30th day of March, 2004.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $243,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2004.

My Commission Expires: 5/30/07

Notary Public

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires MAY 30, 2007 STATE OF TENNESSEE

*Wldoc: Deed Wty—12/92*