NEW OWNER:

MARK MARSHALL
104 TRACE COURT
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 04-0322

Map 25, CTR MAP 25
Group 11-0
Parcel 4

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 04/13/04 09:25 3pgs
Fees:18.00 Taxes:518.74
20040413-0041233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand One Hundred Ninety Nine and 44/100 Dollars ($140,199.44)** cash in hand paid, the receipt of which is hereby acknowledged, **ERNIE FORSYTHE and wife, MARTHA R. FORSYTHE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK MARSHALL and BARRY SNEED**, tenants in common ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being Lot No. 67 on the Plan of Section Three, Ranchwood Estates, as shown by plat of record in Plat Book 3300, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernie Forsythe and wife, Martha R. Forsythe by deed from Dennis Keith Brandt and wife, Patricia Brandt, dated 4/14/03, and of record in Instrument # 20030421-0051705, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 59, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of April, 2004.

ERNIE FORSYTHE

MARTHA R. FORSYTHE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERNIE FORSYTHE and MARTHA R. FORSYTHE**, 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 and official seal at office this 6th day of April, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 10/30/07

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The actual consideration or value, whichever is greater, for this transfer is **$140,199.44** .

Carolyn Armistead
AFFIANT

Sworn to and subscribed to before me this 6th day of April, 2004.

Debbie A. Rogers
NOTARY PUBLIC

My commission expires: 2-14-05

DEBBIE A. ROGERS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.