FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,100.00

Daniel Marlin Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JANIE GRITCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP - PARCEL NUMBERS:
Daniel Marlin, Sr.	Georgia Bank & Trust Co. of Augusta d/b/a GB & T Mortgage	Map 83
2200 Greenwood Avenue	1321 Murfreesboro Road, Suite 701	Group 3
Nashville, TN 37206	Nashville, TN 37217	Parcel 266

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William B. Marlin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel Marlin, Sr., ~~unmarried~~ married

hereinafter called the 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 the east 50 feet of Lot No. 18 on the Map of W.S. Ashworth's ReSubdivision of certain lots in Brownsville, of record in Book 161, Page 153, Register's Office for said County.

Said part of said lot fronts 50 feet on the southside of Greenwood Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to William B. Marlin and wife, Pearl R. Marlin by deed from R.S. Dudney and wife, Ina G. Dudney, of record in Book 4183, Page 18, dated October 20, 1967, Register's Office for said County.
The said Pearl R. Marlin now deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2200 Greenwood Avenue, Nashville, TN 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 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 hand this 18th day of May, 2004.

William B Marlin by David L. Marlin Sr. A.I.F.
William B. Marlin
By: David L. Marlin, Sr., Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/20/04 12:41 2pgs
Fees:13.00 Taxes:166.87
20040520-0059450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, David L. Marlin, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William B. Marlin a/k/a William Baxter Marlin, Sr., as his Attorney in Fact as the free act and deed of the within named William B. Marlin.

Witness my hand and official seal at Nashville, Tennessee the 17th day of May, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.