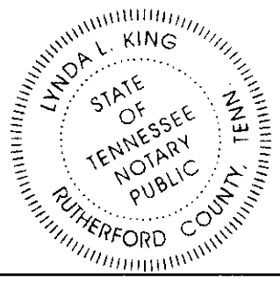
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: 5/21/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Christopher Marks	Mortgage Company of America	43-2-A-108 CO
(NAME)	(NAME)	
108 Cedarwood Lane	2416 21st Ave. South, Ste. 202	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anita H. Hill and Husband Marcus Hill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio Christopher Marks, Unmarried, 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 Lot(s) 108, as shown on the map entitled Cedarwood Courtyard Homes, of record in Plat Book 5200, page(s) 60 and 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANITA H. HILL AND HUSBAND, MARCUS HILL, by deed of record in Book 10089, page 664, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 108 Cedarwood Lane, Madison, TN 37115-2763

(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 our hands this 24th day of September, 2004.

Davidson County DEEDWARR
Recvd: 09/28/04 09:52 2pgs
Fees:13.00 Taxes:259.00

20040928-0116511

Anita H. Hill

Marcus Hill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anita H. Hill and Marcus Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2004.

Commission expires: 5/21/07

Notary Public

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.