This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

ADDRESS NEW OWNER:

Mary K. Marr
Kathleen Marr
2910 Shadow Lane
Nashville, TN 37216

SEND TAX BILL:

ERA Mortgage
P.O. Box 5954
Springfield, OH 44501-5954

MORTGAGEE:
ERA Mortgage
P.O. Box 5954
Springfield, OH 44501-5954

MAP AND PARCEL:
MAP 73-5
PARCEL 99

Davidson County DEEDWARR
Recvd: 03/08/05 14:52 3 pgs
Fees:18.00 Taxes:495.80
20050308-0025712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Appleton, married, and Wayne Bryant, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Mary K. Marr, an unmarried person, and Kathleen Marr, an unmarried person, as tenants in common with the right of survivorship**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Riverwood Heights, Section 6, as of record in Plat Book 2330, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Charles Appleton and Wayne Bryant, by deed from Wilson & Associates, P.L.L.C., Successor Trustee, dated August 18, 2004, of record in Instrument No. 20040826-0103392, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.

This is improved property known as 2910 Shadow Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 4th day of March, 2005.

Charles Appleton

Wayne Bryant by Pam Appleton, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No._____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charles Appleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 4th day of March, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, PAM APPLETON, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of WAYNE BRYANT and who acknowledged that she executed the same as the free act and deed of WAYNE BRYANT.

Witness my hand and official seal this 4th day of March, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 11-22-08

