WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Christopher A. Marshall**
Address **5201 Ridgefalls Way**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Market Street Mortgage Corporation**
Address **2650 McCormick Drive, Ste 200**
City/State/Zip **Clearwater, FL 33759**

FOR AND IN CONSIDERATION of the sum of **$10.00. Lazaro Ruiz Jr and Ada Ivette Ruiz, Husband and Wife** has this day bargained and sold, and does hereby transfer and convey unto **Christopher A. Marshall and Stephanie C. Marshall, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Lazaro Ruiz, Jr., and wife, Ada Ivette Ruiz, by Warranty Deed from Sedric Walker and Patra Dawson-Walker, dated August 28, 2002, of record in Instrument No. 20020903-0105941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 04A Parcel 221

This is improved property known as: 5201 Ridgefalls Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **28th** day of **April, 2005.**

Lazaro Ruiz Jr. _____
Lazaro Ruiz Jr

Ada Ivette Ruiz _____
Ada Ivette Ruiz

Davidson County DEEDWARR
Recvd: 05/02/05 14:53 2 pgs
Fees:13.00 Taxes:814.00
20050502-0048657

STATE OF TENNESSEE
COUNTY OF DAVDISON

PERSONALLY APPEARED before me **C.M. Corriveau**, a Notary Public in and for said County and State, **Lazaro Ruiz Jr and Ada Ivette Ruiz** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **28th** day of **April, 2005.**

Commission expires _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C.M. Corriveau _____
Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

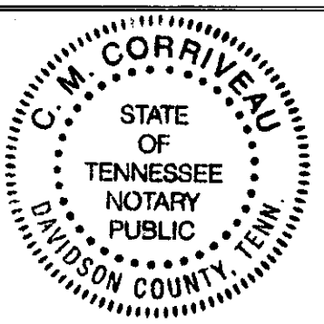
The actual consideration or value whichever is greater, for this transfer is **$220,000.00**

Affiant _____

Subscribed and sworn to before me, this the 28th day of April,2005.

My commission expires: _____

Notary Public - Register



My Commission Expires MAR. 21, 2009