27-A Y2

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref(_____) Title No: 46407
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/07/05 09:17 2 pgs
Fees:13.00 Taxes:271.58
20050607-0064770

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maria A. Moreira 103 Valeria Street Nashville, Tennessee 37210	American Home Mortgage 520 Broadhollow Rd. Melville NY 11747

TAX MAP-PARCEL NUMBERS: 119-2-216

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$73,400.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marshall Capital Investments, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maria A. Moreira** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 90 and the westerly 25 feet of Lot No. 91 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots No. 6, 11,12 and 13 Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for said County.

Said part of said Lots. No. 90 and 91 front together 50 feet on the southerly side of Valeria Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marshall Capital Investment, LLC, a Limited Liability Company by deed from Debora J. Ferguson, unmarried of record in Doc. No. 20030721-0101729, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; Subject to the Matters set out on the Plan, with Owner's Certificate, of record in Book 332 Page 36, said Register's Office.

This is improved property, known as: 103 Valeria Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2005.

Marshall Capital Investments, LLC

By: Joel V. Marshall
Title: Manager

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Joel V. Marshall, Manager (or other officer authorized to execute this instrument) of **Marshall Capital Investments, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Tennessee this the 20th day of May, 2005.

Notary Public

My Commission Expires: 3/25/06

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $73,400.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2005.

Notary Public

My Commission Expires: 4-22-07

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires