This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050412

Davidson County DEEDWARR
Recvd: 08/03/05 15:11 7 pgs
Fees:38.00 Taxes:965.33
20050803-0091267

Send Tax Bills To:
New Owner

New Owner is:
Sally Brittain
5135 Regent Drive
Nashville, TN 37220

MAP: 146-15.900
146 150 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Curtis Marshall, Jr., Joe H. Marshall, as heirs of Jean M. Marshall and executors of the Estate of Jean M. Marshall and Mary M. Snypes, as heir of Jean M. Marshall,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said ☆ Jennifer B. Baxter and William R. Greenleaf, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 259 on the Plan of Haileywood Estates, Section 8-D, of record in Book 3500, page 7, Register's Office for said County.

Said Lot No. 259 fronts 112.4 feet on the west side of Pagent Drive and runs back between parallel lines, 193.5 feet to a dead line.

Being the same property conveyed to James C. Marshall and wife, Jean M. Marshall by Warranty Deed from Hendley and Whiteside Builders, Inc., a Tennessee corporation, dated July 28, 1964, recorded July 29, 1964, in Book 3795, page 565, Register's Office for Davidson County, Tennessee. James Curtis Marshall died August 6, 1997. Jean M. Marshall died May 2, 2005. Last Will and Testament, recorded in Probate Docket No 05P811. Grantors, James Curtis Marshall, Jr., Joe M. Marshall, and Mary M. Snypes are the sole heirs at law of Jean M. Marshall.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2004.

GRANTOR:

James Curtis Marshall, Jr. as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall

~~**Joe H. Marshall, as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall**~~

~~**Mary M. Snypes, as heir of Jean M. Marshall**~~

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2004.

GRANTOR:

~~James Curtis Marshall, Jr. as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall~~

Joe H. Marshall

Joe H. Marshall, as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall

Mary M. Snypes

Mary M. Snypes, as heir of Jean M. Marshall

ACKNOWLEDGEMENT

STATE OF Georgia)
COUNTY OF Gwinnett)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Curtis Marshall, Jr. as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of July, 2005

Notary Public

My Commission Expires:

My Commission Expires
September 16, 2007

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joe H. Marshall, as heir of Jean M. Marshall and as Executor of the Estate of Jean M. Marshall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of July 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary M. Snypes, as heir of Jean M. Marshall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of January, 2005

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $260,900.00

Affiant

SWORN TO and subscribed before me this 15 day of July, 2004.

NOTARY PUBLIC

My commission expires:

7-29-06

JOHN CLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.