Davidson County DEEDWARR
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20050804-0092058

This instrument was prepared by: **Gary D. Copas**, Attorney at Law
222 Second Avenue North, Suite 360M
Nashville, Tennessee 37201

MYRON DUANE MARRS,

Grantor

TO

ROMA L. ESLICK,

Grantee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$ 50,400.00**.

SWORN to and subscribed before me on the 27 day of July, 2005.

My commission expires: 11-22-2008

GARY D. COPAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name and Address of New Property Owner:	Name and Address of Person Responsible For Real Property Taxes:	Map & Parcel Nos.:
Roma L. Eslick **1301 Neelys Bend Rd, Unit J-82** **Madison, TN 37115**	**Roma L. Eslick** **1301 Neelys Bend Rd, Unit J-82** **Madison, TN 37115**	**Map No. 52-16A** **Parcel No. 82**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Myron Duane Marrs**, the undersigned *Grantor*, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto **Roma L. Eslick** (hereinafter referred to as the "*Grantee*"), her heirs and assigns, all my interests and title in and to, and do hereby expressly CONVEY to the *Grantee*, her heirs and assigns, a

certain tract or parcel of land together with all improvements and appurtenances thereto lying and situated in Davidson County, Tennessee, described to-wit:

APARTMENT Unit No. J-82 of Neely's Bend Condominium created under Title 64, Sections 2701, *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such unit.

SOURCE OF TITLE AND INTEREST: **BEING** the same property conveyed by deed from Kenneth D. Garner and Peggy Garner, Trustees for The Garner Trust, to Ica Pearl Marrs of record in **Instrument No. 20010302-0019722**, in the Register's Office for Davidson County, Tennessee. The said Ica Pearl Marrs died testate on August 16, 2001, leaving her Last Will and Testament duly admitted to probate in the Probate Court of Davidson County, Tennessee, on Ocotober 29, 2002, and recorded in **Will Vol. No. 4972 / 920085** in the Office of the Clerk of said Court. The said testatrix devised all her real property to Myron Duane Marrs (the *Grantor* herein); the said Will being the *Grantor's* source of title and interest in the above described property.

The above legal description is the same as in the said deed in Instrument No. 20010302-0019722 in the said Register's Office; being the previous deed of record.

This is improved property known as **1301 Neelys Bend Road, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said real property with all improvements, appurtenances, estate, title and interest thereto belonging to the said *Grantee*, **Roma L. Eslick**, her heirs and assigns in fee simple forever. And I do **COVENANT** with the said *Grantee* that I am lawfully seized and possessed of said property; that I have a good and lawful right to convey it; and that the same is unencumbered. And I do further **COVENANT** and bind myself, my heirs and assigns, to **WARRANT** and forever defend the title to said property to the said *Grantee*, her heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned **Verdie H. Marrs**, the wife of the *Grantor*, **Myron Duane Marrs**, executes, signs, acknowledges and delivers this Deed to waive and forever relinquish, and to

consent to the alienation and conveyance, to the *Grantee* of all her interests and rights, marital, homestead or otherwise, which she may have in and to said property hereby conveyed.

IN WITNESS WHEREOF, we have subscribed our names hereto as of the effective date of the 27 day of July, 2005.

MYRON DUANE MARRS, *Grantor*

VERDIE H. MARRS, wife of *Grantor*, Myron Duane Marrs

CERTIFICATE OF ACKNOWLEDGMENT

State of Tennessee)
)
County of DAVIDSON)

Personally appeared before me, GARY D. COPAS, the undersigned Notary Public of the aforesaid County and State, **Myron Duane Marrs** and his wife, **Verdie H. Marrs**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of July, 2005.

NOTARY PUBLIC

GARY D. COPAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

11-22-2008

13marrs-estateprobate.deed-marrstoeslick