Return to: First Title and Escrow Company, Inc
File Number 25260

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref(_gj_) Title No: 47069
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/06 15:28 2 pgs
Fees:13.00 Taxes:325.60

20060411-0041794

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Paul Hayes Katie Hayes 76 Lutie Street Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Avenue N. 7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 11906008600

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$88,000.00 ,** 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 limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Paul Hayes and spouse, Katie Hayes** 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 Lot No. 25 on the Plan of Sterling Subdivision of record in Book 1424, page 97, Register's Office for said County, to which plan reference is made fro a complete description.

Being the same property conveyed to Marshall Capital Investments, LLC, a Limited Liability Company by deed from EMC Mortgage Corporation of record in Doc. No. *200306-0089868, Register's Office for Davidson County, Tennessee.

*20030630-0089868

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 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 97, said Register's Office, which Plan shows a 50 foot minimum building setback line from Lutie Street and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 76 Lutie Street, Nashville, Tennessee 37211

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 6th day of April, 2006.

Marshall Capital Investments, LLC, a limited liability company

By: Joel V. Marshall
Title: **Chief Manager**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Joel V. Marshall** 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 **Chief Manager** (or other officer authorized to execute this instrument) of **Marshall Capital Investments, LLC, a limited liability company**, the within named bargainor, a limited liability company, 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 Davidson Tennessee this the 6th day of April, 2006.

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

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: $88,000.00

Affiant

Sworn and subscribed before me this the 6th day of April, 2006.

Notary Public

My Commission Expires: _____

CHRISTINA M. READ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE