1683

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1186

Davidson County DEEDWARR
Recvd: 05/18/06 11:06 2 pgs
Fees:13.00 Taxes:621.60
20060518-0058439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Marshall,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Josh Crosby and Sally Crosby, husband and wife,** 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:

Being Lot No. 284 on the Plan of Villages of Brentwood, Phase Six as of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Marshall by deed from James A. Guarino and wife, Jennifer Payne Guarino, dated April 6, 1994, of record in Book 9314, page 135, Register's Office for Davidson County, Tennessee.

The property conveyed herein has not been the residence of the Grantor, his spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5520 Fairhaven Drive a/k/a 500 Fairhaven Court
Nashville TN, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2006

Mark Marshall

State of Tennessee)
County of Davidson)

On this 10th day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark Marshall and, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 168,000.00.

X

Affiant

Sworn and subscribed before me on this the 10th day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Josh Crosby
5520 Fairhaven Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle National Bank
211 Commerce Street, Ste. 300
Nashville, TN 37201

TAX MAP-PARCEL #:
161 10 0B 093.00CO