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

Davidson County DEEDWARR
Recvd: 05/18/06 11:10 2 pgs
Fees:13.00 Taxes:621.23
20060518-0058445

39-B
File #06-1164
203

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 A. Marshall,** married, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Benton, unmarried,** 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. 185 on the Plan of Villages of Brentwood, Phase Two, as of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. Marshall by deed from Niel A. Olsen and wife, Beth Ann Olsen, dated May 31, 1994, of record in Book 9364, page 113, 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: 5028 English Village Drive, Nashville TN, 37211-6262.

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 15th day of May, 2006

Mark A. Marshall

State of Tennessee)
County of Davidson)

On this 15th 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 A. Marshall, 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: $ 167,900.00.

Affiant

Sworn and subscribed before me on this the 15th day of May, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nancy Benton	Countrywide Home Loans, Inc.	161-10-A-103CO
5028 English Village Drive	750 Old Hickory Boulevard	
Nashville, TN 37211-6262	Brentwood, TN 37027	