PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48017
Dav. Co. File: Box 8

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/18/06 14:09 2 pgs
Fees:13.00 Taxes:1517.00

20060718-0086632

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Molly R. Hood 1108 Graybar Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11809011300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Marro and spouse, Lisa Ann Phillips**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Molly R. Hood** 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 the westerly 15 feet of Lot No. 25, all of Lot Nos. 26 and 27 and the easterly 15 feet of Lot No. 28 on the Plan of Subdivision of the Draughon Tract, as of record in Book 974, page 39, Register's Office for said County, described according to a Category 1 Urban and Subdivision Land Survey, by John Kohl and Company P.C. dated October 27, 2005 as follows:

Beginning at an Iron Pin (I.P.) located on the northerly margin of Graybar Lane, said I.P. being located on the southwesterly corner of said property; thence, leaving said Graybar Lane North 10 degrees 17 minutes zero seconds East, 173.97 feet to and I.P. located on the rear line of subject property and being the northwest corner of said property; thence leaving said northwest corner South 80 degrees 17 minutes 50 seconds east, 89.70 feet to an I.P. located on the northeast corner of said property; thence, South 10 degrees 16 minutes zero five seconds west, 173.97 feet to a point located on the northerly margin of said Graybar Lane; thence, with said northerly margin North 80 degrees 17 minutes 50 seconds west, 89.74 feet to the point of beginning.

Being the same property conveyed to Michael Marrow and wife, Lisa Ann Phillips by deed from George Crawford, III and wife, Camille Daniels Crawford of record in Doc. No. 20051117-0139209, Register's Office for Davidson County, Tennessee.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974 Page 39, said Register's Office.

This is improved property, known as: 1108 Graybar Lane, Nashville, Tennessee 37215

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 14th day of July, 2006.

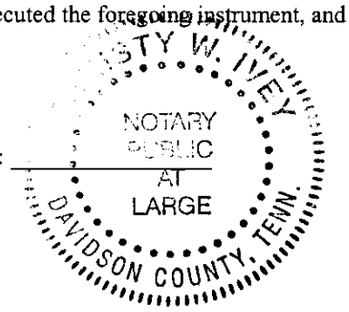
Michael Marro

Lisa Ann Phillips

State of TENNESSEE
County of DAVIDSON

On this 14th day of July, 2006, before me the undersigned authority, personally appeared Michael Marro and Lisa Ann Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Sworn and subscribed before me this the 14th day of July, 2006.

Notary Public

My Commission Expires: 7·19·08

