06-1403 1 of 2

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

39-B
File #06-1403

Davidson County DEEDWARR
Recvd: 09/21/06 13:53 2 pgs
Fees:13.00 Taxes:1766.75
20060921-0117277

# 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 Diana V. Sandoval, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard L. Marsh, unmarried, and Heather C. Vaughn, unmarried, as tenants-in-common, 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. 2 on the Map of Sharondale Heights, of record in Book 1835, page 109, as amended in Book 2105, page 252, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Diana V. Sandoval by deed from Shari Kay Hunter, unmarried, of record in Instrument No. 20020703-0080590, dated June 27, 2002, Register's Office for Davidson County, Tennessee.

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: 2819 White Oak Drive, Nashville TN, 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 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 21st day of September, 2006

Diana V. Sandoval

State of Tennessee )
County of Davidson )

On this 21st day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Diana V. Sandoval, 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: $ 477,500.00.

X Heath C Vaus

Affiant

Sworn and subscribed before me on this the 21st day of September, 2006.

Notary Public

My Commission Expires: 7-25-09

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Richard L. Marsh | Bank of America, N.A. | 117 07 0 002.00 |
| 2819 White Oak Drive | 9000 Southside Blvd. | |
| Nashville, TN 37215 | Jacksonville, FL 32256 | |