New Owner / Tax Bills
Mary Marler
4344 Prescott Rd.
Nashville, TN
37204

Map 132-11
Parcel 30

This instrument prepared by:

David Ramon Marler
2116 Hobbs Road, M-18
Nashville, Tennessee 37215

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that David Ramon Marler [redacted] (husband grantor) on this 16TH Day of January 2009, for and in consideration of the sum of One and no/100 dollars does hereby bargain, sell, release and quit claim and convey unto Mary Winters Marler [redacted] (wife grantee) all rights title and interest in and to the following described real estate, to wit:

House and Lot located at Legal Description attached

4344 Prescott Road
Nashville, Davidson County, Tennessee 37204
Lot No. 33 on the plan of Southmeade
Book 1835 Pages 118 and 119 R.O.D.C.

IN TESTIMONY WHEREOF WE HAVE SET OUR HANDS THIS 16th day of January 2009.

David Ramon Marler

Mary Winters Marler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Being the same property conveyed to David R. Marler and wife Mary W Marler by Installment deed recorded in Book 6163, Page 803 RODC, TN

Before me, the undersigned Notary Public in and for the County and State aforesaid who have proved to me on a basis of satisfactory evidence and who acknowledge to be the persons named and who have executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 16th day of January 2009.

BRAD HARTSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brad Hartsfield

MY COMMISSION EXPIRES JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Mary Marler
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2009
J. Chandler
Deputy Register

BILL GARRETT, Davidson County
Trans: T20090037947 DEEDQC
Recvd: 06/08/09 11:26 2 pgs
Fees: 12.00 Taxes: 0.00
20090608-0052901

Installment Deed

BOOK 6163 PAGE 803

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David R. Marler et ux (NAME:)	Same (NAME:)	Map 132-11
4344 Prescott Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 30
Nashville, TN. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	0H 00212

FOR AND IN CONSIDERATION of the sum of: Sixty-Two Thousand and no/100 ($62,000.00) *Dollars,*
of which Ten Thousand and no/100 ($10,000.00) *Dollars, has been paid in cash,*
the receipt of which is hereby acknowledged, and for the remainder of Fifty-Two Thousand and no/100 ($52,000.00) Dollars, David R. Marler and wife, Mary W. Marler, have executed their installment promissory deed note of even date in the amount of $52,000.00, payable to Alvin Buford Reynolds, Jr., as follows: On the 1st day of December, 1983, the sum of $525.20 and ~~thereafter~~ executed after continuing with a like amount on the same day of each succeeding month for 60 consecutive monthly payments, the 60th such payment being due on November 1, 1988, said monthly payments include principal and interest, the latter being computed at 11 3/4 percent per annum. On November 1, 1988, there shall also become due and payable a balloon payment of the then outstanding principal balance in full, said note may be paid in full at any time before then without penalty and shall also become due and payable in full upon any sale of the below described property by David R. Marler and wife, Mary W. Marler, at any time before November 1, 1988,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Alvin Buford Reynolds, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said David R. Marler and wife, Mary W. Marler, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, TN.

SAID Lot 33 fronts 138 feet on the easterly side of Prescott Road and runs back 360.5 feet on the northerly line and 395.1 feet on the southerly line, which is a broken line, to a dead line in the rear, measuring 58.5 feet thereon.

BEING the same property conveyed to Alvin Buford Reynolds, Jr. by deed from Iris M. Reynolds, a widow, as of record in Book 5384, page 384, Register's Office for Davidson County, Tennessee, and by Will of Elizabeth Climer, of record in Will Book 120, page 687, County Court of Davidson County, Tennessee.

Barbara Moore Reynolds, the wife of Alvin Buford Reynolds, Jr., joins in this conveyance for the purpose of releasing any and all marital rights she may have in this property but no further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me, this the 26th day of October, 1983

David R. Marler
Affiant

My commission expires: 12/2/85 (Affix Seal)

Notary Public

This is (unimproved) (X) property, known as 4344 Prescott Road, Nashville TN 37204 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said
David R. Marler and wife, Mary W. Marler, their
(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as of record.
I *further covenant and bind* myself, my *heirs and representatives, to warrent and forever defend the title to said real estate to said* David R. Marler and wife, Mary W. Marler, their
(successors), heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said David R. Marler and wife, Mary W. Marler,
hereinafter referred to as trustors, hereby transfer and convey unto Edward S. Kelly, Jr., *Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:*

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ 52,000.00 *, or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.*

10/26 217.70- CHECK

7933