THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 626,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2011. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110004551 DEEDWARR
Recvd: 01/24/11 10:45 2 pgs
Fees:13.00 Taxes:2316.20
20110124-0006401

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Marks	owner	MAP 144
6115 Hillsboro Pike		PARCEL 14
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary S. Reynolds, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Marks and wife, Leigh Ann A. Marks,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 500 feet of Lot 8 and the easterly 500 feet of the north 50 feet of Lot 7 on the Plan of Bransford Realty Company's Forest Hills Subdivision, as of record in Book 547, page 140, Register's Office for Davidson County, Tennessee, and being a tract of land marked "L. B. Cash" as shown on the Plan of Highland Court Subdivision, as of record in Book 2330, page 82, said Register's Office, described as follows:

Beginning on the northwesterly margin of Hillsboro Pike at the corner of Lots numbered 8 and 9 of the said plan; thence with the line between the two lots northwesterly 500 feet to a concrete monument at the northeast corner of Lot number 1 on the Plan of Highland Court, of record in Book 2330, page 82, said Register's Office; thence with the southeastwardly line of said Lot number 1, south 40 degrees west 250.5 feet to a concrete monument in the northeasterly margin of Timberwood Place; thence with the same, south 50 degrees east 500 feet to the northwesterly margin of Hillsboro Pike; thence with the same northeastwardly 250 feet to the beginning.

Being the same property conveyed to Mary S. Reynolds by Quitclaim Deed recorded as instrument 20061109-0139670, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6115 Hillsboro Pike, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this the 21st day of January, 2011.

Mary S. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary S. Reynolds** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2011.

My Commission expires: 1-9-12

Notary Public

JAMES A. WAFFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 1-26-2012