Davidson County DEEDWARR
Recvd: 11/13/00 14:37 2pgs
Fees:11.00 Taxes:499.50
20001113-0112461

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of November, 2000.

Notary Public

My Commission Expires: 7/24/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Sillers and Molly Sillers
3624 Westbrook Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Robert Sillers and Molly Sillers
213 Haverford Drive
Nashville, Tennessee 37205

MAP-PARCEL NUMBERS:
104-05-0-216.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Iva Elizabeth Berlin, an unmarried woman** hereinafter referred to as Grantor, hereby transfers and conveys to **Robert Sillers and wife, Molly Sillers** hereinafter referred to as 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 45 feet of Lot No. 491 and the westerly 5 feet of Lot No. 492 on the map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for said County.

Said parts of Lots 491 and 492 front together 50 feet on the northerly side of Westbrook Avenue and run back between parallel lines 201 feet, more or less, to an alley.

Being the same property conveyed to James W. Berlin and wife, Iva E. Berlin by Warranty Deed from Catherine P. Horrell of record in Book 3878, Page 572, Register's Office for Davidson County, Tennessee. Said James W. Berlin now since deceased. Iva E. Berlin and Iva Elizabeth Berlin is one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 3624 Westbrook Avenue, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of November, 2000.

Iva Elizabeth Berlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Chilberg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, he is the attorney in fact for Iva Elizabeth Berlin and is authorized by Iva Elizabeth Berlin to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2000.

Notary Public

DONALD R. BARRETT JR. NOTARY PUBLIC

11/18/01
My Commission Expires

02113-BP