THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/05/01 11:12 2pgs
Fees:11.00 Taxes:155.03
20010205-0010884

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 41,900.00

Karl A. Silla
Affiant

Subscribed and sworn to before me, this 31st day of January, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KARL A. SILLAY 2134 Fairfax Avenue B-14 Nashville, Tennessee 37212	SAME	MAP 104-11-A PARCEL 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND NINE HUNDRED AND NO/100---------- ($ 41,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JENNIFER H. BLACK, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KARL A. SILLAY, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. B-14 on the Plan of Villager West Condominium Apartments of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jennifer Ansley Higgins by deed from William Schaffner, a married man, of record in Book 11167, page 369, Register's Office for Davidson County, Tennessee; the said Jennifer Ansley Higgins having since married and is now known as Jennifer H. Black.

Thomas Lee Black, spouse of Jennifer H. Black, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2134 Fairfax Avenue B-14, Nashville, Tennessee 37212

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Villager West Condominium Apartments of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January, 2001.

Jennifer H. Black
JENNIFER H. BLACK

THOMAS LEE BLACK

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 JENNIFER H. BLACK and THOMAS LEE BLACK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2001.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public