THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00

Karen S Row
Affiant

Subscribed and sworn to before me, this 14th day of June, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 06/17/02 10:46 2pgs
Fees:13.00 Taxes:381.10
20020617-0072962

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KAREN S. ROW 3813 Nevada Avenue Nashville, Tennessee 37209	SUNTRUST BANK 201 4th Avenue, North 7th Floor Nashville, Tennessee 37219	MAP 92-13 PARCEL 241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND AND NO/100---------- ($ 103,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , RICHARD M. SILVA AND WIFE, DAVA M. SILVA hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto KAREN S. ROW, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of the westerly 100.0 feet of Block 30 on the Map of Charlotte Park, Second Addition extended, as of record in Plat Book 421, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 30 fronts 50.0 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Richard M. Silva and wife, Dava M. Silva, by deed from David Manning and wife, Linda Manning, of record in Instrument No. 20001130-0117554 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3813 Nevada Avenue, Nashville, Tennessee 37209

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___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Charlotte Park, Second Addition extended of record in Book 421 , page 10 , Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the 14th day of June, 2002.

RICHARD M. SILVA

DAVA M. SILVA

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 RICHARD M. SILVA AND WIFE, DAVA M. SILVA, the bargainor_s___, 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 14th day of June, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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