ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Frank H. Einstein, et ux		Map: 103-4
4306 Nebraska Avenue		
Nashville, TN 37209	Same	Parcel: 196
This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		Box 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **we, Robert Sillers and wife Molly Sillers,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Frank H. Einstein and Nancy Stetten, Husband and Wife, as Tenants by the Entirety** (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I:
Being the westerly one-half of Lot No. 5 of Block 14 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said part of Lot No. 5 fronts 23.7 feet on the northerly side of Nebraska, formerly 8th Avenue and runs back 160 feet more or less on the easterly line and 160 feet on the westerly line to an alley measuring 38.35 feet thereon.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 14 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 5 fronts 47.4 feet on the northerly side of Nebraska, formerly 8th Avenue and runs back 160 feet on the westerly line and 162.8 feet on the easterly line, to an alley, measuring 76.7 feet thereon.

Being the same property conveyed to Robert Sillers and wife, Molly Sillers by Quitclaim Deed from Robert Sillers and wife Molly Sillers and Nicholas D. Bailey, as tenants in common, dated December 20, 2000, of record in Instrument Number 20001222-0125574, Register's Office for said County.

This conveyance is subject to:

1. Taxes for the year 2002 and subsequent years,

Davidson County DEEDWARR
Recvd: 07/09/02 08:39 3pgs
Fees:18.00 Taxes:233.10

20020709-0082147

2. Plan of Record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

3. Any restrictions, easements, or other matters of public record.

This is unimproved property known as 4304 Nebraska Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Lee A. Coker
Affiant

Subscribed and sworn to before me this 8TH **day of** JULY, **2002**

Notary Public 2-15-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8TH day of JULY, 2002.

Robert Sillers

Molly Sillers
Molly Sillers

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 3rd day of July, 2002, before me personally appeared Robert Sillers, to me known to the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2002.

My Commission Expires: 2-19-03

Notary Public

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 8th day of July, 2002, before me personally appeared Molly Sillers, to me known to the person who executed the foregoing instrument and acknowledged that she executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 2002.

My Commission Expires: 2-19-03

Notary Public