Davidson County DEEDWARR
Recvd: 07/10/02 11:00 2pgs
Fees:13.00 Taxes:233.10

20020710-0082962

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Paul Ligon and Nancy Ligon	4208 NEBRASKA AVE	Map: 103-4
4208 Nebraska Avenue	NASHVILLE, TN 37209	
Nashville, TN 37209	Same	Parcel: 467
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, **Paul Ligon and Nancy Ligon, as Tenants in Common** (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:

Being Lot No. 2 of the re-subdivision of Lot 61 on the Plan of West End Annex of record in Plat Instrument 20001116-01136361, said Register's Office for Davidson County, Tennessee.

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 14, 2000, of record in Instrument Number 20001222-0125576, Register's Office for said County.

This conveyance is subject to:

1. Taxes for the year 2002 and subsequent years,

2. Plan of Record in Instrument 20001116-01136361, Register's Office for Davidson County, Tennessee.

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

This is unimproved property on 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.

Affiant

Subscribed and sworn to before me this 9th day of July, 2002

Notary Public

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 9th day of July, 2002.

Robert Sillers

Robert Sillers

Molly Sillers

Molly Sillers

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 9th 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 9th day of July, 2002.

My Commission Expires: 2-19-03

Notary Public

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 9th 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 9th day of July, 2002.

My Commission Expires: 2-19-03

Notary Public