THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20876-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $367,000.00 Affiant Subscribed and sworn to before me, this 28th day of May, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Kathleen F. Siler 810 Lynnwood Blvd. Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map No. 091 14 Parcel No. 45

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allison Everhart**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen F. Siler,** unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improve property located at 810 Lynnwood Blvd., Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 27, 2003.

Allison Everhart

Davidson County DEEDWARR
Recvd: 05/29/03 16:15 2pgs
Fees:13.00 Taxes:1357.90
20030529-0072819

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Allison Everhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RETURN TO:
P[illegible] LLC
4[illegible] STE 300
NA[illegible]

EXHIBIT "A"

Land in Davidson County, State of Tennessee, being Lot 15 of Block "A" on the Map of Section 2 of Block "A" Tyne Meade Subdivision, not of record and described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, the common corner of Lots 14 and 15; thence with the line between said lots easterly 250 feet to a point; thence southerly 100 feet to a point, the common corner of Lots 15 and 16; thence with the line between said lots westerly 250 feet to the easterly margin of Lynwood Boulevard; thence with the margin of said Boulevard, northerly 100 feet to the beginning.

Being the same property conveyed to Reginald N. Ramsey, Jr and wife, Allison Wilds Ramsey by deed dated May 16, 2001 from David A. Wilds as to an 82% interest as tenant in common and Allison Wilds Ramsey (formerly Allison Everhart) as to a 17% interst as tenant in commonof record in Instrument No. 20010517-0051078, Register's Office for Davidson County, Tennessee.The said Reginald Norris Ramsey, Jr. having quitclaimed his interst in the property to Allison Everhart (being the same as Allison Wilds and f/k/a Allison Wilds Ramsey) by quitclaim deed recorded as Instrument No. 20030204-0015898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3) No insurance is afforded as to the exact amount of acreage contained in the property described.