THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 21444**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $281,000.00. Affiant Subscribed and sworn to before me, this 8th day of AUGUST, 2003. Notary Public My Commission Expires: 12/19/05

WARRANTY DEED

Address New Owner: Ms. Julie A. Gillis 1821 Sweetbriar Avenue Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-4 PAR 56

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, MARIAN B. EICHELMAN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JULIE A. GILLIS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1821 Sweetbriar Avenue, Nashville, Tennessee 37212.

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 8th day of AUGUST, 2003.

Marian B. Eichelman
MARIAN B. EICHELMAN

Davidson County DEEDWARR
Recvd: 08/14/03 17:40 2pgs
Fees:13.00 Taxes:1039.70
20030814-0117487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARIAN B. EICHELMAN, 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 8th day of AUGUST, 2003.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Being Lot No. 254 and that part of 19th Avenue, South, now closed by City of Nashville, Bill No. 1548, on the Map of Belmont Land Company's Subdivision of Belmont Heights as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 and part of street (now closed) fronts 125.0 feet on the southerly side of Sweetbriar Avenue and runs between parallel lines, 175.0 feet to an alley.

Being the same property conveyed to Marian B. Eichelman, unmarried by deed dated May 31, 2002 from Genevieve D. C. Yancey and Daniel D. Siegel, both unmarried of record in Instrument No. 20020604-0067779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.