Davidson County DEEDWARR
Recvd: 11/10/03 11:04 2pgs
Fees:13.00 Taxes:351.50
20031110-0164316

THIS INSTRUMENT PREPARED BY:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Robert S. Iler	Same	Map: 118-12
2002 Richard Jones Rd., Suite C-203		Parcels: 18 and 19
Nashville, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

VILLERS-REDD PARTNERSHIP

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

ROBERT S. ILER

hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

2702 Eugenia Avenue:

Being Lot No. 223 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, and also described on survey by Daniels and Associates, Inc., Gregory E. Daniels, Tennessee licensed surveyor, being Job No. 03-071 and dated 9-29-03.

Said Lot No. 223 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 157.49 feet to the Colonial Realty Co. property, which footage includes 8 feet added to the rear of the lot as a result of Metropolitan Council Bill 70-1207 closing an alley.

2704 Eugenia Avenue:

Being Lot No. 224 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, and also described on survey by Daniels and Associates, Inc., Gregory E. Daniels, Tennessee licensed surveyor, being Job No. 03-071 and dated 9-29-03.

Said Lot No. 224 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 157.21 feet to the Colonial Realty Co. property, which footage includes 8 feet added to the rear of the lot as a result of Metropolitan Council Bill 70-1207 closing an alley.

BEING the same property conveyed to Villers-Redd Partnership, by deed from Ronald S. Ligon, of record in Book 7908, page 898, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2702 and 2704 Eugenia Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except for Plat of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and 2003 taxes; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 5th day of November 2003

VILLERS-REDD PARTNERSHIP

James D Redd

JAMES REDD, PARTNER

James Villers

JAMES VILLERS, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

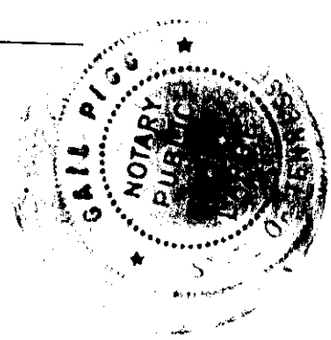
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES REDD and JAMES VILLERS, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Villers-Redd Partnership, the within named bargainor, a partnership, and that JAMES REDD and JAMES VILLERS, as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by JAMES REDD and JAMES VILLERS as partners.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of November, 2003.

Gail Pigg

NOTARY PUBLIC

My commission expires: May 30, 2004.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 95,000.00 .

Sworn to and subscribed before me this 5th day of November, 2003.

Gail Pigg

NOTARY PUBLIC

My commission expires: May 30, 2004.

