[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Farrell Properties, LLC	New Owners	Map 104-10
4332 Estes Road		Parcel 247
Nashville, TN 37215		11768 7a

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Tia Maria Sillers,** a married woman, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Farrell Properties, LLC, a Tennessee limited liability company,** (the "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 172, 178, and the southeasterly 60 feet of Lot 171 on the Map of Dr. R.W. Grizzard not of record, of record in Book 4885, Page 42, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the southwesterly margin of Chesterfield Avenue and extends back between parallel lines 170 feet to a dead line in the rear.

Being the same property conveyed to TIA MARIE SILLERS-PURCELL, by deeds of record as Instrument No. 20010213-0014053, and in Book 11012, page 228, said Register's Office. Tia Marie Sillers-Purcell is the same person as Tia Maria Sillers-Purcell. Tia Maria Sillers-Purcell was restored to her maiden name of Tia Maria Sillers pursuant to a Final Decree of Divorce filed January 10, 2001 in the Fourth Circuit Court for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 4885, Page 42, said Register's Office.
3. Restrictive covenants in Book 1712, page 431, said Register's Office.

This is improved property commonly known as 419-421 Chesterfield Avenue, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this 9th day of January, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/12/04 13:50 2pgs
Fees:13.00 Taxes:703.00

20040112-0004669

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, its successors 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 and lawful right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 9TH day of January, 2004.

Tia Maria Sillers by, Robert F. Sillers

TIA MARIA SILLERS
By: Robert F. Sillers
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9TH day of January 2004, before me personally appeared Robert F. Sillers, to me known to be the person who executed the foregoing instrument on behalf of Tia Maria Sillers, pursuant to a Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Tia Maria Sillers.

WITNESS my hand and official seal at Nashville, Tennessee, this 9TH day of January, 2004.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Joseph V. Ferrelli

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004