Davidson County DEEDWARR
Recvd: 03/18/04 11:52 2pgs
Fees:13.00 Taxes:1036.00
20040318-0030893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of March, 2004.

Notary Public

My Commission Expires: 1-22-05

DONALD R. BARRETT, JR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Leah Lillios
1302 Beechwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
118-01-0-002.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Tolliver, a married person *** hereinafter referred to as Grantors, hereby transfers and conveys to **Leah Lillios, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being the easterly one- half of Lot No. 82 on the Plan of Belmont Land Company's "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the northerly side of Beechwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Barbara Roberts, an unmarried person by Warranty Deed from Robert Brady Fry and wife, Shanna Fry of record in Instrument No. 20020304-0026978, Register's Office for Davidson County, Tennessee.

Barbara Roberts has since married and is n/k/a Barbara Tolliver.

*David Tolliver, husband of Barbara Tolliver, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1302 Beechwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. 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 my hand this 17th day of March, 2004.

Barbara Tolliver

Barbara Tolliver

David Tolliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Tolliver and David Tolliver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2004.

Notary Public

My Commission Expires: 11.22.05

WILLIAMSON COUNTY, TN
NOTARY PUBLIC
DONALD R. BARRETT

09870-BP