Davidson County DEEDWARR
Recvd: 05/03/04 09:14 2pgs
Fees:13.00 Taxes:814.00
20040503-0049801

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

Tia M. Sillers	New Owner	Map 104.15
3624 Westbrook		Parcel 443
Nashville, TN 37205		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205 from information furnished by client.

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, **Robert Sillers**, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tia M. Sillers**, married, (The "Grantee"), her heirs 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. 10 on the Plan of T. W. Crutcher and Company's Resubdivision of Jacob Hostettlers Subdivision of Lots 1, 2 and 3 of the Bain Tract, as of record in Plat Book 547, page 136, amended in Book 843, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Molly Sillers and husband, Robert Sillers, as tenants by the entirety, by deed from D. Esquibel, dated July 11, 2002, of record in Instrument Number 20020712-0083935, dated July 12, 2002, Register's Office for Davidson County, Tennessee.

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

The said Molly Sillers died on June 30, 2003 and the property was inherited by Robert Sillers by operation of law.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. The Plan of record in Plat Book 547, page 136, amended in Book 843, page 71, said Register's Office.

This is improved property commonly known as 2016 Sweetbriar, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 27th day of April, 2004.

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

Notary Public

My Commission Expires:_____

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, his heirs 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 right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27TH day of April, 2004.

ROBERT SILLERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before m, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared ROBERT SILLERS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of April, 2004.

Notary Public

My Commission Expires:_____

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