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

Robert Sillers and Tia Maria Sillers	SAME	Map 104-5
213 Haverford Drive		Parcel 175
Nashville, TN 37205		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, 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, **Carolyn J. Elam, unmarried,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Robert Sillers, unmarried, and Tia Maria Sillers, married, as tenants in common and not as joint tenants with right of survivorship,** (The "Grantees"), their 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. 1 and the westerly part of Lot No. 2 of J. D. Torry's Subdivision of Lot 411 and 503 of the Richland Realty Company's Division "C" as of record in Book 421, page 186, Register's Office for said County, described as follows:

Beginning on the northerly margin of Princeton Avenue at the southwest corner of said Lot No. 1, being the corner of Original Lots 411 and 412; thence with the westerly line of said Lot No. 1 northerly 230 feet to the southerly margin of an alley 30 feet wide; thence with the southerly margin of said alley easterly 35 feet to a point 7½ feet easterly from the corner of Lots Nos. 1 and 2 of said alley; thence in a southerly direction 205 feet, more or less, to a point on the northerly margin of Princeton Avenue 11 feet easterly from the corner of said Lots Nos. 1 and 2; thence with the northerly margin of said Avenue westerly 61 feet to the beginning.

Being the same property conveyed to Carolyn J. Elam, by deed from Christine W. Jarrett, of record in Book 10926, page 323, said Register's Office.

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

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Easement of record in Book 7737, page 280, and Book 9433, page 149, said Register's Office.

This is improved property commonly known as 3712 Princeton Avenue, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 09/17/04 10:47 2pgs
Fees:13.00 Taxes:1073.00
20040917-0112110

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 14TH day of September, 2004.

Notary Public

My Commission Expires: 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14TH day of September, 2004.

CAROLYN J. ELAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 14TH day of September, 2004.

Notary Public

My Commission Expires: