File Box 8

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/14/05 12:46 2 pgs
Fees:13.00 Taxes:388.88
20050414-0041701

Prepared from unverified information furnished by the parties
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sean Christopher Siple 875 Rodney Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 091-11-225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald W. Pylant, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Christopher Siple,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, all Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lots Nos. 902 and 904 of Block 126 on the plan of Plan No. 1 West Nashville as of record in Book 57, pages 74 and 75 and a portion of an abandoned street formerly 50th Avenue North, as abandoned by City Ordinance No. 7153 of Metropolitan Government of Nashville and Davidson County, Tennessee. Said lots and portion of abandoned street front 85 feet on the southerly margin of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald W. Pylant by deed from Sheila Wilson of record in Book 10542, Page 270, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last conveyance.

This is improved property, known as: 5001 Indiana Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April ___, 2005.

Donald W. Pylant

Donald W. Pylant
Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared Donald W. Pylant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on April 13, 2005.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

[Affix Notary Seal]

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105,103.08

Affiant

Sworn and subscribed before me on April 13, 2005.

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007