B048

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/05 14:42 2 pgs
Fees:13.00 Taxes:962.00
20050418-0042939

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Karl A. Sillay
Affiant

Subscribed and sworn to me on April 15, 2005.

NOTARY PUBLIC

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20698SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karl A. Sillay & Elizabeth G. Sillay 2116 Sharondale Drive Nashville, TN 37215	SAME	117-03-91

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen R. Wherry, individually and as Trustee with full power to convey and/or encumber without the joinder of any beneficiary, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Karl A. Sillay and spouse, Elizabeth G. Sillay, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 28 on the Plan of Hillsboro Circle of record in Book 1130, page 15, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Steve R. Wherry, Trustee with full power to convey and/or encumber without the joinder of any beneficiary, by Deed from Mary Ruth Hughes of record in Book 4138, page 955, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce and Property Settlement Agreement of record in Book 7521, page 483, in said Register's Office, all right, title and interest of Betty Bradford Maney Wherry in said property was divested from her and vested in Stephen Robinson Wherry.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 1130, page 15, in the Register's Office for Davidson County, Tennessee; and

This property is also known as improved property located at 2116 Sharondale Drive, Nashville, TN 37215.

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 GRANTOR does covenant with the

said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on April 15, 2005.

Stephen R. Wherry, Individually

Stephen R. Wherry, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 15th day of April, 2005, before me personally appeared Stephen R. Wherry, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 15, 2005, personally appeared before me, the undersigned authority, a Notary Public in and for said county and State Stephen R. Wherry, Trustee, with full power to convey and/or encumber without the joinder of any beneficiary, the bargainer, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that he being authorized so to do, executed the foregoing instrument as Trustee for the purposes therein contained.

Witness my hand and official seal on April 15, 2005.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____