Davidson County DEEDWARR
Recvd: 05/17/05 10:24 2 pg
Fees:13.00 Taxes:1846.30

20050517-0055421

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Steven L. Goudy and wife, Angela S. Goudy	SAME	Map 129-4
213 Haverford Drive		Parcel 50
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, **Robert F. Sillers** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Steven L. Goudy and wife, Angela S. Goudy** (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 the northwesterly part of Lot No. 5 and the southeasterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade, of record in Book 547, page 142, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of West Meade Drive and at a point 100 feet northwest of the common corner of Lots Nos. 4 and 5, aid point being a corner of the property conveyed to Beazley by deed of record in Book 879, page 336, Register's Office, thence with the southwesterly margin of said drive, northwestwardly 100 feet to an iron pin 155 feet 6 inches southeast of the southeasterly margin of Haverford Avenue; thence southwesterly and parallel with the dividing line between Lots Nos. 4 and 5, 340 feet to the northeasterly margin of Haverford Avenue; thence with said Avenue southeastwardly 103.5 feet to another corner of the Beazley property; thence with said Beazley's northwesterly line and in a northeasterly direction 365.6 feet to the point of beginning.

Being the same property conveyed to Robert F. Sillers and wife, Molly Heady Sillers, by deed from Ann M. English, unmarried, of record in Book 5459, page 306, Register's Office for Davidson County, Tennessee. The said Molly Heady Sillers has since died on June 30, 2003, and upon her death, title was vested in Robert F. Sillers as the sole surviving tenant by the entirety.

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 2005 and subsequent years.

This is improved property commonly known as 213 Haverford Drive, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $499,000.00.

Angela S Boudy
Affiant

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

Subscribed and sworn to before me this 16th **day of** May, **2005**.

Judy A Lehman
Notary Public

My Commission Expires: 3-10-07

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 Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have 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 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 _____ day of May, 2005.

Robert F Sillers
ROBERT F. SILLERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert F. Silllers, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument as Co-Conservators for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14TH day of May, 2005.

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____