BOK 8

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Deborah Kaye Johnson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of December, 2005.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires Nov. 24, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 12/06/05 13:12 2 pgs
Fees:13.00 Taxes:999.00
20051206-0146759

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth Sillay and Karl Sillay

2523 Sunset Place
Nashville, Tennessee 37212

SEND TAX BILLS TO:
~~NEW OWNER~~
SunTrust Mortgage, Inc.
P. O. Box 2026
Flint, MI 48501-20-16

MAP-PARCEL NUMBERS:

104.15-0-110.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth C. VanHook Jr., and Wife, Luella A. VanHook hereinafter referred to as Grantors, hereby transfers and conveys to Karl Sillay and wife, Elizabeth Sillay, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the plan of Sunset Park Subdivision, as of record at Book 332, page 132, Register's Office for said County, described as follows:

Said westerly part of said Lot No. 23 fronts 48.0 feet on the southerly margin of Sunset Place (formerly "B" Street or Turner Avenue) and extends back between lines measuring 160 feet, more or less, thereon to a dead line in the rear, also being the northerly line of Lot No. 6 of said subdivision, on which it measures 40.0 feet.

Being the same property conveyed to Kenneth C. VanHook, Jr. and wife, Luella A. VanHook, by warranty deed from James Anthony Ham, unmarried, of record in Instrument No. 20020319-0034048, Register's Office for Davidson County, Tennessee, dated March 15, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plan of Record in Book 332, Page 132, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2523 Sunset Place, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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 my hand this 2nd day of December, 2005.

Kenneth C. VanHook Jr.

Luella A. VanHook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth C. VanHook Jr. and Luella A. VanHook, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this December 2, 2005.

Witness my hand and official seal this 2nd day of December, 2005.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXPIRES OCTOBER 12, 2008