Dav. Co. File Box 14-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19853-03** jtc file no. 15722-2	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 8th day of JANUARY, 2003. Notary Public My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. John Clay Sifford 100 Iroquois Court Nashville, TN 37205	Bank of America P.O. Box 17404 Baltimore, MD 21297-1404	MAP 130-07 PAR 082.00 FB 07DA 34025

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NOEL B. WILLIAMS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN CLAY SIFFORD AND WIFE, DOROTHY SIFFORD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 100 Iroquois Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of JANUARY, 2003.

Davidson County DEEDWARR
Recvd: 01/09/03 14:05 2pgs
Fees:13.00 Taxes:4070.00

20030109-0004285

Noel B. Williams
NOEL B. WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NOEL B. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of JANUARY, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Final Plat of Iroquois Hall, as of record in Plat Book 6900, page 915, amended in Book 8361, page 200, Register's Office for said County, to which plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ken A. Williams and wife, Noel Brown Williams by warranty deed from Robert Hilton Wickham, married of record in Book 8726, page 605, said Register's Office. The said parties having since divorced by Final Decree of record in File No. 99D-2363 and Minute Book Volume No. 925/169602, Second Circuit Court for said County. The said property was further conveyed to Noel B. Williams by quitclaim deed from Ken Alan Williams of record in Book 11767, page 925, Register's Office Davidson County, Tennessee.

This conveyance is made subject to (1) Easements of record in Book 4260, page 83, Book 613, page 404 and Book 924, page 24; and (2) All matters appearing on the Plan of record in Plat Book 6900, page 915 as amended in Book 8361, page 200, said Register's Office.