PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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

W & I Ref(SK) Title No: 44169
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/04/03 16:04 2pgs
Fees:13.00 Taxes:1095.20
20030304-0028584

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alan J. Siefker Victoria W. Siefker 313 West End Place Nashville, Tennessee 37205	Bank of America 200 S. College Street Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 104-05-362

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$296,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harvard Builders LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan J. Siefker and spouse, Victoria W. Siefker** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 274 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the southerly line and 201 feet on the northerly line to an alley in the rear, measuring 54.5 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom is a portion of the property conveyed to the State of Tennessee by Deed from Wesley Warran McMahon of record in Book 4794, page 576, Register's Office for Davidson County, and more particularly described as follows: Beginning at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle; thence with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 124.5 feet to a point of beginning; thence continuing with the west dedicated right-of-way line for Park Circle along a curve to the left with a radius of 2.229.86 feet for 50.0 feet to a point; thence south 83 deg. West for 38.2 feet to a point in the proposed right-of-way line of Interstate Rout 440; thence with the proposed right-of-way line of Interstate Route I-440 North 21 deg. 01' west for 52.6 feet to a point; thence North 85 deg. 00' East for 53.6 feet back to the point of beginning and containing 2,295 square feet.

BEING the same property conveyed to Harvard Builders, LLC by deed from Bonnie B. Manson of record in instrument No. 20030304-0028583, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 92, said Register's Office; Permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers of record in Book 4794, page 576, said Register's Office.

This is improved property, known as: 313 West End Place, Nashville, Tennessee 37205

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 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.

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 this 27th day of January, 2003.

Harvard Builders LLC

By: _____
Title: Chief Manager

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Carl J. Hopper, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager (or other officer authorized to execute this instrument) of **Harvard Builders LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 27th day of January, 2003.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

_____
Notary Public

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: $296,000.00

_____
Affiant

Sworn and subscribed before me this the 27th day of January, 2003.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

_____
Notary Public