This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Land & Sea, LLC 2410 Gallatin Road North Madison, TN 37115	Same	26-00-61.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY C. SEIFERT** and **PAMELA A. SEIFERT** (referred to hereinafter collectively as "Grantors"), individuals who are husband and wife, do hereby quitclaim and convey unto **LAND & SEA, LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, all of Grantors' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference.

This is improved property known as 2410 and 2416 Gallatin Road North, Madison, Tennessee 37115. Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is commercial property, and none of the tracts comprising the Property has ever been used as a residence during Grantors' ownership.

Davidson County DEEDQC
Recvd: 03/17/03 15:21 5pgs
Fees:27.00 Taxes:0.00
20030317-0035375

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of March, 2003

GRANTORS:

JEFFREY C. SEIFERT

PAMELA A. SEIFERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Land & Sea, LLC

By: Jeffrey C. Seifert, Chief Manager

Subscribed and sworn to before me, this 14th day of March, 2003.

NOTARY PUBLIC

CHERYL N. HOWELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:
7/29/06

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not performed a title search, reviewed a survey or restrictive covenants, etc. for purposes of the sale. The preparer relied upon information provided by the Grantor herein. Grantor confirmed that no consideration was passing for the transfer.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **Jeffrey C. Seifert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2003.

Cheryl W. Howell
Notary Public

My commission expires:

7/29/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **Pamela A. Seifert,** 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 14th day of March, 2003.

Cheryl W. Howell
Notary Public

My commission expires

7/29/06

EXHIBIT A

(Property Description)

Tract One:

BEING a parcel of land in the Seconds Civil District of Nashville, Davidson County, Tennessee, located north of Goodlettsville on the north margin of U.S. 31-E and being more particularly described as follows:

BEGINNING at an iron pin in the north margin of U.S. Highway 31-E (Gallatin Road), said pin being the southwest corner of Bill Crook Subdivision of record in Plat Book 4715, Page 33, RODC and the southeast corner of herein described property; thence with the north margin of said highway, S 83 degrees, 31'00" W, 200.00 feet to a p.k. nail; thence, leaving said margin with the east line of Andrew R. Barrett, et al of record in Deed Book 9419, Page 817, RODC, N 06 degrees 29'00" W, 252.00 feet to an existing iron pin; thence, N 83 degrees 31'00" E, 200.00 feet to an existing iron pin; thence with the west line of Lineberry Properties, Inc., of record in Deed Book 8088, Page 550, RODC S 06 degrees, 29'00" E, 252.00 feet to the point of beginning, containing 50,500 square feet or 1.16 acres, more or less.

BEING the same property conveyed to Jeffrey C. Seifert and wife, Pamela A. Seifert by deed from Aubrey E. Gregory, a single person of record in Book 8070, Page 528, Register's Office for Davidson County, Tennessee.

Tract Two:

SITUATED in Davidson County, Tennessee, described as follows: to-wit:

Parcel One:

BEGINNING at the northeast corner of Lot No. 1 of the subdivision of Bill Crook's Subdivision, of record in Plat Book 4715, Page 33, in the Register's Office for Davidson County, Tennessee, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the north line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the northwest corner of said Subdivision; thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence south 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' East 48 feet to the point of beginning, containing 4800 square feet more or less.

Parcel Two:

Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, and September 7, 1962, as follows:

BEGINNING at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to State-Wide Enterprises, Inc., by deed of record in Deed Book 4314, Page 399, Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 31' West 100 feet to a point; thence leaving said margin North 6 degrees 39' West 252 feet to a point; thence North 83 degrees 31' East 100 feet to a point in the westerly line of the property conveyed to State Wide Enterprises, Inc.; thence with said line, South 6 degrees, 29' East 252 feet to the point of beginning. (Said property also being Lot no. 1 on the Plan of Bill Crook Subdivision as of record in Book 4715, Page 33, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeffrey C. Seifert and wife, Pamela A. Seifert by deed from Lineberry Properties, Inc., a Tennessee corporation of record in INSTRUMENT #20020627-0077616, Register's Office for Davidson County, Tennessee.