# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/03 09:17 2pgs
Fees:13.00 Taxes:347.80
20030415-0049793

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

x Scott A. Siebel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott A. Siebel (NAME) | United Wholesale Mortgage (NAME) | 82-16 287.00 |
| 909 Boscobel Street (ADDRESS) | 725 South Adams Road Ste.12 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Birmingham, AL 48009 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer S. Dunlap, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Siebel, unmarried

HEREINAFTER CALLED THE 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, in the 18th Ward of the City of Nashville, being a part of the Totten Property, a plan of which is of record in Book 57, page 22, and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 17, 1970, as follows:

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th Street; thence North 24 degrees 52' West 1990 feet to a point in the southerly margin of a 10-foot alley; thence with the same, North 64 degrees 50' East 50 feet; thence south 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West feet to the point of beginning.

Being the same property conveyed to Scott Vardell, by deed dated December 21, 2001, from Ny Diep and Toeu Prom, of record under Instrument No. 20020131-0013753, Register's Office for Davidson County, Tennessee, and further conveyed to Jennifer S. Dunlap, Trustee, by quitclaim deed dated March 19, 2002, from Scott Vardel of record under Instrument No. 20020325-0035929, said Register's Office.

This is the same legal description used in the previous deed.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record and all matters shown on the plan; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X) property, known as 909 Boscobel Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 14th day of April, 2003

Jennifer S Dunlap, Trustee
Jennifer S. Dunlap, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer S. Dunlap with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of The Ruger Trust, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the corporation by the said Jennifer S. Dunlap as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of April, 2003.

Notary Public

My commission expires 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires September 25, 2004