PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 44430

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/03 15:12 2pgs
Fees:13.00 Taxes:997.15

20030603-0075559

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anne Woods Guzzardi Anne B. Guzzardi Jefferson Jarvis 1600 Grady Avenue Charlottesville, Virginia 22903	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 130-12-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy B. Harris Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne Woods Guzzardi a 78% undivided interest and Anne B. Guzzardi and spouse, Jefferson Jarvis a 22% undivided interest** 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. 14 on the Plan of Hycrest Acres, III of record in Book 2331, page 75, Register's Office for said County.

SAID Lot No. 14 fronts 146 feet on the easterly margin of Alcott Drive and extends back 306.9 feet on the northerly line and 283.4 feet on the southerly line to a dead line in the rear, measuring 147 feet thereon.

BEING the same property conveyed to Roy B. Harris , Jr. a single person, by deed from Rachel Morris Henly, a single person of record in Book 9540, page 805, 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 2331, Page 75, said Register's Office, which Plan shows a 125 foot minimum building setback line from Alcott Drive, and 5 foot easement for water main purposes along the southerly lines of said lot and a 20 foot easement for public utility and drainage purposes along the rear, with a water pump lying therein and a 2.5 x 20 foot utility anchor easement along the southwesterly font line of said lot.

This is improved property, known as: 4416 Alcott Drive, Nashville, Tennessee

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 seised 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 30th day of May, 2003 .

Roy B. Harris Jr.

State of TENNSSEE
County of WILLIAMSON

On this 30th day of May, 2003 , before me the undersigned authority, personally appeared **Roy B. Harris Jr.** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary

State of TENNSSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $269,500.00

Affiant

Sworn and subscribed before me this 30th day of May, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public