PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (SK) Title No: 44719

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/03 14:00 2pgs
Fees:13.00 Taxes:1036.00
20030701-0090829

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark L. Wingate Sarah W. Siskind 6722 Duquaine Court Nashville, Tennessee 37205	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane Virginia Beach, Virginia 23462

TAX MAP-PARCEL NUMBERS: 115-09-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur J. Brodersen and wife, Rebecca T. Brodersen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah W. Siskind and spouse, Brian R. Siskind** 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. 168 on the Plan of West Meade Estates, Section Eight of record in Book 3700, page 31, Register's Office or said County, and described as follows:

Said Lot No. 168 fronts 50 feet on the southeasterly terminus of Duquaine Court and extends back 273.03 feet on the northeasterly line and 213.12 feet on the southwesterly lien to a dead line, being a broken line which measures 333.21 feet thereon.

Being the same property conveyed to Arthur J. Broderson and wife, Rebecca T. Broderson by deed from Charles E. Hargett and wife, Patsy E. Hargett of record in Book 4843, page 169, 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 3700 Page 31, said Register's Office, which Plan shows a 50 foot minimum building setback line from Duquaine Court and a 10 foot easement for public utility purposes along the rear lines of said lot and a minimum building setback and sewage pump required (see note no. 2).

This is improved property, known as: 6722 Duquaine Court, 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 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 June, 2003 .

Arthur J. Brodersen

Rebecca T. Brodersen

State of TENNESSEE
County of WILLIAMSON

On this 30th day of June, 2003 , before me the undersigned authority, personally appeared **Arthur J. Brodersen Rebecca T. Brodersen** , 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00

Sarah W. Sisler 6/30/03
Affiant

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

My Commission Expires: _____

CHRISTY W... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public