Davidson County DEEDWARR
Recvd: 05/25/05 09:43 2 pg
Fees:13.00 Taxes:262.70

20050525-0058866

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 71,000.00

Pam S House
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00734CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Alan J. Siefker and Vicki W. Siefker	Bank of America	MAP:117-11-B
3600 Hillsboro Road, F3	9000 Southside Blvd.	Parcel:83 CO
Nashville, TN 37215	Jacksonville, FL 32256	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JIMMIE HAMPTON, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ALAN J. SIEFKER AND WIFE, VICKI W. SIEFKER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3600 Hillsboro Road, F3, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 13th day of May, 2005.

Jimmie Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JIMMIE HAMPTON, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 13th day of May, 2005.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. F-3, PARCEL NO. 83, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF VILLAGER EAST CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE HAMPTON, AN UNMARRIED PERSON BY WARRANTY DEED FROM THOMAS V. WILK AND WIFE, CAROLYN KIM WILK, RECORDED ON THE 21ST DAY OF JULY, 1994 IN DEED BOOK 9414, PAGE 450, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*Jimmie Hampton has since married. This property is used as exclusively investment property and Melodye B. Hampton has never occupied it as her primary residence, as such, her signature is not required to convey the property.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.