(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY **SIDWELL & BARRETT, P.C.** **121 1st Avenue South, Suite 200** **Franklin, TN 37064**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **490,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2007. Notary Public MY COMMISSION EXPIRES: 1-2009 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eran M. Stanley	New Owner	MAP 104-05-0
313 West End Place		PARCEL 362
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(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, **Alan J. Siefker and wife, Victoria W. Siefker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eran M. Stanley and husband, Jonathan D. Stanley**

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, being Lot No. 274 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the southerly line and 201 feet on the northerly line to an alley in the rear, measuring 54.5 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom is a portion of the property conveyed to the state of Tennessee by deed from Wesley Warran McMahon of record in Book 4794, page 576, Register's Office for Davidson County and more particularly described as follows: Beginning at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle; thence, with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 124.5 feet to a point of beginning; thence, continuing with the west dedicated right-of-way line for Park Circle along a curve to the left with a radius of 2,229.86 feet to a 50.0 feet to a point; thence, south 83 deg. West for 38.2 feet to a point in the proposed right-of-way line of Interstate Route 440; thence, with the proposed right-of-way line of Interstate Route I-440 North 21 deg. 01' west for 52.6 feet to a point; thence North 85 deg. 00' East for 53.6 feet back to the point of beginning and containing 2,295 square feet.

BEING the same property conveyed to Alan J. Siefker and spouse, Victoria W. Siefker by warranty deed from Harvard Builders, LLC of record as Instrument No. 20030304-0028584, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **313 West End Place, Nashville, TN 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 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 our hands this the 30th day of August, 2007.

Alan J. Siefker

Victoria W. Siefker

Davidson County DEEDWARR
Recvd: 08/31/07 11:23 2 pgs
Fees:13.00 Taxes:1813.00
20070831-0104935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alan J. Siefker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2007.

My Commission expires 1/24/09

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victoria W. Siefker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2007.

My Commission expires 1/24/09

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN