**THIS INSTRUMENT PREPARED BY:**
*RONALD B. BUCHANAN, Attorney at Law*
*103 Hazel Path Court, Hendersonville TN 37075*

*(FROM INFORMATION PROVIDED BY THE PARTIES)*

# WARRANTY DEED

| New Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| ERNEST A. SIRCY, JR. | ERNEST A. SIRCY, JR.<br>P. O. Box 192<br>Madison TN 37116 | 052-16-0-A/018.00 CO |

***FOR AND IN CONSIDERATION*** of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN**, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **ERNEST A. SIRCY, JR.,** hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. B-18 of Neelys Bend Condominium created under Title 64, Section 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neelys Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Ronald B. Buchanan and wife, Vicki B. Buchanan, by deed from Allene S. Croy dated June 27, 1996, and filed for record in Book 10102, Page 760, Register's Office for Davidson County, Tennessee.

***THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:***

(a) Terms and provisions of the Master Deed of Record in Deed Book 5483, Page 86, said Register's Office.

(b) Charter of Neelys Bend Condominium Association, Inc. of record in Book 5476, Page 765, said Register's Office, and the By-Laws and Rules and Regulations of said Corporation.

(c) All matters shown on the Plan of record in Book 5200, Page 200, said Register's Office.

***TO HAVE AND TO HOLD*** said real estate, with the appurtenances, estate, title and interest belonging to the said **ERNEST A. SIRCY, JR.,** his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth herein above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said **ERNEST A. SIRCY, JR.,** his successors, heirs and assigns, against the lawful claims of all persons.

***WITNESS OUR HANDS*** this 7th day of August, 1998.

RONALD B. BUCHANAN

VICKI B. BUCHANAN

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $49,250.00.

Sworn to and subscribed before me on this the 7 day of August, 1998.

NOTARY PUBLIC

My Comm. Expires: 7/25/2000

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 7 day of August, 1998.

NOTARY PUBLIC

My Comm. Expires: 7/25/2000

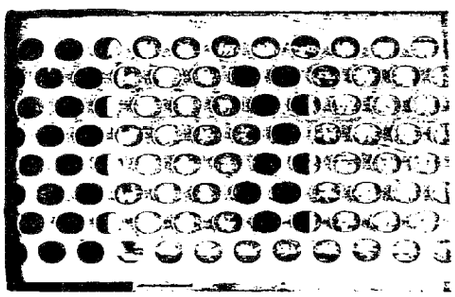
KAREN M. WELCH NOTARY PUBLIC AT LARGE SUMNER COUNTY

4785 98/10 0101 03CHECK 193.25

0472915
IDENTIFICATION REFERENCE

98 AUG 10 PM 12:43

DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

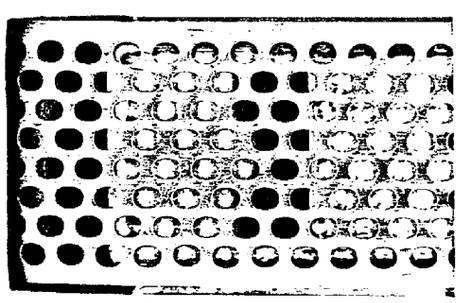
BOOK 11058 PAGE 965

| | | | |
|---|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 49250.00 |
| CON TX | 182.23 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 193.23 |
| CHECK | 193.23 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4785



0472915
IDENTIF. & REFERENCE

98 AUG 10 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1330350