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

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

Instr:200005300052906 Page: 1 OF 2
REC'D FOR REC 05/30/2000 8:08:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $292.30

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
LUIS DEL MAZO and wife, ASHLEE DEL MAZO	Luis Del Mazo 225 Hickory Street Madison TN 37115	Map 43-13 Parcel 343

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, I, **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **LUIS DEL MAZO and wife, ASHLEE DEL MAZO,** hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, BEING Lot No. 7, Block "E" on the Plan of Crittenden Estates of record in Book 974, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Ernest A. Sircy, Jr. by deed from Jerry L. Arrington dated March 1, 2000, and filed for record as Instrument 200003060022608 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 225 Hickory Street, Madison, Davidson County, Tennessee 37115.

This conveyance is subject to taxes for 2000 and subsequent years, easements and restrictions of record.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said LUIS DEL MAZO and wife, ASHLEE DEL MAZO, their successors, heirs and assigns forever. I covenant that I am 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 above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said LUIS DEL MAZO and wife, ASHLEE DEL MAZO, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 22 day of May, 2000.

Ernest A. Sircy

ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $79,000.00.

Ernest A. Sircy

Sworn to and subscribed before me on this the 22 day of May, 2000.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 22 day of May, 2000.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

worddocs\realprop\delmazo.dee