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

(FROM INFORMATION PROVIDED BY THE PARTIES)

Davidson County DEEDWARR
Recvd: 03/03/03 14:06 2pgs
Fees:13.00 Taxes:147.82
20030303-0027596

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
AMOS MAPANGA	Amos Mapanga 555 N. Dupont #B-28 Madison TN 37115	Map 43-10-0-A Group 8 Parcel 38-00 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, I, **ERNEST A. SIRCY, JR.**, a single person, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **AMOS MAPANGA,** a single person, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Condominium Unit B-28 (B-300) Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ernest A. Sircy, Jr. by Trustee's Deed dated October 16, 2002, and filed for record as Instrument Number 20021018-0128491, Register's Office for Davidson County, Tennessee.

This is improved property known as 555 N. Dupont, Unit B-28, Madison, Davidson County, Tennessee 37115.

This conveyance is subject to taxes for 2003 and subsequent years, easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said AMOS MAPANGA, his 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 AMOS MAPANGA, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 28th day of February, 2003.

Ernest A. Sircy Jr.
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 $39,950.00.

Ernest A Sircy Jr.

Sworn to and subscribed before me on this the 28th day of February, 2003.

NOTARY PUBLIC

My Comm. Expires: 02-22-2005

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 28th day of February, 2003.

NOTARY PUBLIC

My Comm. Expires: 02-22-2005

worddocs\realprop\sircy.mapanga.deed