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

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Kenneth Binford and wife, Angela Russell Binford 1517 Heritage View Blvd. Madison TN 37115	Kenneth Binford, et ux 1517 Heritage View Blvd. Madison TN 37115	042-12-0-094.00

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, **E. A. SIRCY, JR.**, a single person, hereinafter referred to as the Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **KENNETH BINFORD and wife, ANGELA RUSSELL BINFORD**, hereinafter referred to as Grantee, thier successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Heritage View Subdivision, Section One of recorded in Plat Book 6900, Page 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to E. A. Sircy, Jr. by deed from Mel Martinez, Secretary of Housing and Urban Development dated January 14, 2003 and recorded as Instrument No. 20030219 - 0021340 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Restrictive Covenants of record in Book 7778, Page 461, and Book 8076, page 147, and all matters shown on the subdivision plan of record in Plat Book 6900, Page 722, the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kenneth Binford and wife, Angela Russell Binford, their successors and assigns forever. The undersigned covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth above. The undersigned further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Kenneth Binford and wife, Angela Russell Binford, their successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 11 day of March, 2003.

E. A. SIRCY, JR.

Davidson County DEEDWARR
Recvd: 03/12/03 14:40 2pgs
Fees:13.00 Taxes:347.62
20030312-0033321

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $93,950.00.

E. A. Sircy Jr.

Sworn to and subscribed before me on this the 11th day of March, 2003.

Dawn Mueller
NOTARY PUBLIC

My Comm. Expires: 7-21-04

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, E. 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 11th day of March, 2003.

Dawn Mueller
NOTARY PUBLIC

My Comm. Expires: 7-21-04

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