Davidson County DEEDWARR
Recvd: 04/08/03 14:14 2pgs
Fees:13.00 Taxes:392.20
20030408-0046529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Jacqueline Pincock
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2003.

Notary Public

My Commission Expires: 7/3/06

HENRY E. RACLIN NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven Chadwick and Jacqueline Pincock
119 Archwood Drive
Madison, TN 37115

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corp.
P.O. Box 78824
Phoenix, AZ 85021

MAP-PARCEL NUMBERS:
Map & Parcel: 043-110-174.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy D. Sircy and Janet Sircy, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven Chadwick and Jacquline Pincock** hereinafter referred to as 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. 38, on the Second Revised Plan of Myatt and Eagan Subdivision of Lots No. 2 and 3 of Anderson estates, of record in Book 1424, Page 150, Register's Office for said County.

Said Lot No. 38 fronts 145 feet on the westerly side of Archwood Drive and runs back between parallel lines 209 feet to the easterly line of Lot No. 33.

Being the same property conveyed to Jeremy D. Sircy, married, by Warranty Deed from Jo Carolyn Lathrope and husband, Kevin Lathrope, of record at Instrument #2000 030100 20295, Register's Office for Davidson County, Tennessee, dated February 29, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 150, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 119 Archwood Drive, Madison, TN 37115.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of March, 2003.

Jeremy D. Sircy

Janet Sircy

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 Jeremy D. Sircy and Janet Sircy, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2003.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.