Davidson County DEEDWARR
Recvd: 11/14/03 09:48 2pgs
Fees:13.00 Taxes:477.30
20031114-0166471

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:
Richard L. Madison and wife,
Antoinette M. Madison
1240 Sioux Terrace
Madison TN 37115

Send Tax Bills To:
Richard L. Madison
1240 Sioux Terrace
Madison TN 37115

Map & Parcel:
052-08-0069.00

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 **RICHARD L. MADISON and wife, ANTOINETTE M. MADISON**, hereinafter referred to as Grantee, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 143, Sequoia Valley Subdivision, Section 3, of record in Book 4460, Page 83, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING the same property conveyed to E. A. Sircy, Jr. by deed dated September 11, 2003, and executed by Mel Martinez, Secretary of HUD and recorded as Instrument No. 20011006-0147210, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions of record in Book 4598, Page 384, and the Plan of record in Book 4460, Page 83, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard L. Madison and wife, Antoinette M. Madison, their heirs 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 Richard L. Madison and wife, Antoinette M. Madison, their heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 12th day of November, 2003.

E. A. Sircy, Jr.

E. 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 $129,000.00.

E. A. Sircy, Jr.

Sworn to and subscribed before
me on this the 12th day of
November, 2003.

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 12th day of November, 2003.

NOTARY PUBLIC

My Comm. Expires: 7-21-04

worddocs\realprop\sircy.Madison.deed