Davidson County DEEDWARR
Recvd: 03/16/04 10:10 2pgs
Fees:13.00 Taxes:540.20

20040316-0029690

This Instrument Prepared By:	Own..	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Norris F. Spagner 1229 Cheyenne Court Madison, TN 37115	Cavalry Banking 114 West College Street Murfreesboro, TN 37130

GENERAL WARRANTY DEED

This indenture is made and entered into this 20th day of February, 2004 between Les Lazarus and Bill Lazarus and Dan Hecilebech (hereinafter referred to as "GRANTOR") and Norris F. Spagner, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 108 of the Sequoia Valley Subdivision, Section 3 as shown by a map of record in Plat Book 4460 at page 83 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Les Lazarus and Bill Lazarus and Dan Hecilebech by instrument of record in Instrument No. 20031119-0168807 in the Davidson County, Tennessee Register of Deeds office. See also Decree of Redemption of record in Instrument No. _____.

Tax Parcel # 053.09-0-038.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Les Lazarus

Bill Lazarus
By: Les Lazarus, Attorney-In-Fact

Dan Hecilebech

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Dan Hecilebech, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 20th day of February, 2004.

R.W. HARDISON NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
Commission Expires: 2-20-2007

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Les Lazarus, individually and as attorney-in-fact for Bill Lazarus, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20th day of February, 2004.

RHONDA S. HARDISON SEAL NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

NOTARY PUBLIC
COMMISSION EXPIRES: 2/20/07

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $146,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24th DAY OF February, 2004.

PATRICIA NICHOLLS SEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
COMMISSION EXPIRES: 11/29/05