Davidson County DEEDWARR
Recvd: 06/02/04 11:45 2 pgs
Fees:13.00 Taxes:480.63
20040602-0064441

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18093K

MAP/GROUP/PARCEL:
026-07-0/053.00

NEW OWNER'S NAME AND ADDRESS:
GEORGE A. HANES AND CHARITY D. HANES
113 AINTREE COURT
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GREG SIRMEYER and ELIZABETH SIRMEYER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto GEORGE A. HANES and CHARITY D. HANES, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 159 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION III, OF RECORD IN PLAT BOOK 6250, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

The subject property is commonly known as 113 AINTREE COURT, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 10004, Page 894, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GREG SIRMEYER

ELIZABETH SIRMEYER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GREG SIRMEYER and ELIZABETH SIRMEYER, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of MAY, 2004.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $129,900.00.

George A. Hanes
AFFIANT

Sworn to and subscribed before me, this the 28th day of MAY, 2004.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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