WARRANTY DEED

SIRTEN-H04187

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF July, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 6-18-05

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tony G. Sirten and Ronald E. Rogers	Concorde Acceptance	53-8-60
212 24th Avenue	7929 Brookriver Dr. #500	
Old Hickory, TN 37138	Dallas, TX 75247	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LOUIE E. JOHNSTON, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TONY G. SIRTEN, UNMARRIED, AND RONALD E. ROGERS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Lot No. 1, Block 10, Dabbs and Elliott Subdivision No. 1, (Dupontonia) Old Hickory, Tennessee, as of record in Book 547, page 97, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the easterly side of 24th Street and runs back between parallel lines 144 feet, and measures 50 feet on the rear.

Being the same property conveyed to Louie E. Johnston Jr. by Warranty Deed from Geneva Caldwell, unmarried of record in Instrument 20030620-0085378, recorded on June 20, 2003, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 212 24th Avenue, Old Hickory, Tennessee 37138 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 29th day of July, 2004 :

Louie E. Johnston, Jr.

Davidson County DEEDWARR
Recvd: 08/05/04 13:01 1pgs
Fees:13.00 Taxes:233.10
20040805-0094290

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUIE E. JOHNSTON, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee this 29th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES OCT. 10, 2006

My Commission Expires: