THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 08/09/04 13:56 2pgs
Fees:13.00 Taxes:440.30
20040809-0095901

WARRANTY DEED

New Owner:	*Send Tax Bills To:*	*Map & Parcel:*
Barbara B. Thrower	**Barbara B. Thrower** **106 Draper Drive** **Godlettsville, TN 37075**	**Map 033-04-0** **Parcels 010.00**

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, **E. A. SIRCY, Jr.**, unmarried, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **BARBARA B. THROWER,** hereinafter referred to as "*Grantee*", her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davison County, TN, being Lot No. 13 on the Plan of Goodlettsville Heights, Section III, as shown on plat of record in Book 1835, Page 98, said Register's Office, 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., unmarried by Deed dated March 31, 2004, and executed by MAYBELLE BRIDGES, unmarried and recorded as Instrument No. 20040407-0039829, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Draper Drive, Goodlettsville, Tennessee.

TITLE EXCEPTIONS:

1. Taxes for 2004 which are not yet due or payable.
2. Plan of record in Book 1835, Page 98, in said Register's office.
3. Easements, restrictions and setback lines of record in said Register's office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **BARBARA B. THROWER,** her 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 for those matters shown of record in the Register's Office for Davidson County, Tennessee, which are incorporated herein by reference. The undersigned further covenants and binds himself, his successors and representatives, to warrant and forever defend the

title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, except as set forth above.

WITNESS MY HAND this 6th day of August 2004.

By: E. A. Sircy

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 $119,000.00.

E. A. Sircy

Sworn to and subscribed before me on this the 6 day of August, 2004.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 08/08/06

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 ___ day of August, 2004.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 08/08/06

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