Davidson County DEEDWARR
Recvd: 04/14/05 09:01 3 pgs
Fees:18.00 Taxes:248.99
20050414-0041513

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:	Send Tax Bills To:	Map & Parcel:
E. A. Sircy, Jr. P O Box 192 Madison, TN 37116	Same	Map 43-13 Parcel 343

WHEREAS, Ernest A. Sircy, Jr. (the "Grantee") is the owner and holder of a certain promissory note dated May 22, 2000, payable from ***Luis Del Mazo and wife, Ashlee Del Mazo*** (jointly the "Grantors") to the Grantee, in the original principal amount of Seventy-Three Thousand Dollars ($73,000.00), which is secured by a Deed of Trust of record as Instrument Number 200005300052907, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantors have agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said Deed of Trust;

NOW THEREFRORE, for and in consideration of the mutual promises set forth above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Luis Del Mazo and wife, Ashlee Del Mazo**, the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ernest A. Sircy, Jr**, the Grantee, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7, Block "E" on the Plan of Crittenden Estates of record in Book 974, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Luis Del Mazo and wife, Ashlee Del Mazo, by deed from Ernest A. Sircy, Jr., dated May 22, 2000, and filed for record as

Instrument No. 200005300052906, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs, successors and assigns forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for property taxes for the current year and restrictive covenants and easements of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS MY HAND this 13th day of April, 2005.

LUIS DEL MAZO

Ashlee del Mazo

ASHLEE DEL MAZO

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $67,294.00.

Sworn to and subscribed before me on this the 13th day of April, 2005.

NOTARY PUBLIC

My Comm. Expires: 08/07/08

RONALD B. BUCHANAN NOTARY PUBLIC AT LARGE TN SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Luis Del Mazo and wife, Ashlee Del Mazo, the within named bargainors, 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 13th day of April, 2005.

NOTARY PUBLIC

My Comm. Expires: 08/08/05



C:\Worddocs\Realprop\sircy.delmazo.deed in lieu of foreclosure.doc