THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Davidson County DEEDWARR
Recvd: 07/18/05 14:07 2 pgs
Fees:13.00 Taxes:458.80
20050718-0083194

WARRANTY DEED

New Owner:
James E. Lavender, and
Cynthia R. Hathaway
608 Barbara Drive
Madison, TN 37115

Send Tax Bills To:
Same

Map & Parcel:
Map 051-03
Parcel 120

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, I, **E. A. SIRCY, JR.**, a single person, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **James E. Lavender** and **Cynthis R. Hathaway,** as equal tenants in common, hereinafter referred to jointly as Grantee, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Pleasant Acres, Section Two, of record in Book 2133, Page 75, 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 E. A. Sircy, Jr. by deed from Randall S. Birdsong, et ux, dated April 19, 2005, and filed for record as Instrument 20050421-0044676 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 608 Barbara Drive, Madison, Davidson County, Tennessee 37115.

This conveyance is subject to taxes for 2005 and subsequent years, easements and restrictions of record and the Deed of Trust of recorded as Instrument Number 20050421-0044677, Register's Office for Davidson County, Tennessee.

Ernest A. Sircy, Jr. and E. A. Sircy, Jr. are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns forever. I covenant that I am 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 as set forth above. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 15th day of July, 2005.

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 $124,000.00.

Sworn to and subscribed before me on this the 15th day of July, 2005.

NOTARY PUBLIC

My Comm. Expires: 12/18/05

KATHRYN TIDWELL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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 15th day of July, 2005.

NOTARY PUBLIC

My Comm. Expires: 08/08/06

worddocs\realprop\sircy.hite.deed

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY