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

Davidson County DEEDWARR
Recvd: 07/21/05 12:42 2 pg
Fees:13.00 Taxes:273.80
20050721-0084982

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:
Robert S. Hite
7105 Peach Court
Suite 212
Brentwood, TN 37027

Send Tax Bills To:
Same

Map & Parcel:
Map 43-13
Parcel 343

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, **ERNEST 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 **ROBERT S. HITE,** a single person, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, 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 Ernest A. Sircy, Jr. by deed from Louis Del Mazo, et ux, dated April 13, 2005, and filed for record as Instrument 20050414-0041513 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 225 Hickory Street, Madison, Davidson County, Tennessee 37115.

This conveyance is subject to taxes for 2005 and subsequent years, easements and restrictions of record.

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 20th day of July, 2005.

E. A. Sircy Jr.
ERNEST 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 $74,000.00.

E. A. Sircy Jr.

Sworn to and subscribed before me on this the 20 day of July, 2005.

Ronald B. Buchanan
NOTARY PUBLIC

My Comm. Expires: 08/08/06

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST 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 20th day of July, 2005.

Ronald B. Buchanan
NOTARY PUBLIC

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY