Davidson County DEEDWARR
Recvd: 04/12/07 10:40 2 pgs
Fees:13.00 Taxes:414.03
20070412-0043835

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
ALICE RUTH LOVE Same →	**ALICE RUTH LOVE** **726 Heritage Square** **Madison, Tennessee 37115**	**042-07-0-A-012.00CO**

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, **ERNEST A. SIRCY, JR., unmarried**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said, **ALICE RUTH LOVE, unmarried**, hereinafter referred to as Grantee, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot 12 on the Second Revised Plan of Heritage Square, Phase One, as shown by plat of record in Book 5200, Page 282, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.
>
> AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Erica P. Mayo, unmarried, dated February 26, 2007, and recorded February 27, 2007 as Instrument Number: 20070227-0024082.

This is improved property known as **726 Heritage Square, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, his successors, heirs and assigns forever. Grantor 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 as of record. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 9th day of April, 2007, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

x E. A. Sircy

ERNEST A. SIRCY, JR.

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 9th day of April, 2007.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 08/09/10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 111,900.00.

E. A. Sircy

ERNEST A. SIRCY, JR.

Sworn to and subscribed before me on this the 9th day of April, 2007.

Ronald B. Buchanan

NOTARY PUBLIC

My Comm. Expires: 08/09/10

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