THIS INSTRUMENT PREPARED BY:
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210

Davidson County DEEDWARR
Recvd: 08/07/07 14:48 2 pgs
Fees:13.00 Taxes:425.50

20070807-0094421

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2007, Nashville, Tennessee.

Notary Public
My commission expires: 1-09

PAUL MOSER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:
EnTrust Administration of Southeast
FBO Dana Charles Ochsner, IRA
233 Martingale Drive
Old Hickory, TN 37128

SEND TAX BILLS TO:

SAME

MAP/PARCEL:

Map **44-14**
Parcel **17**

THIS INDENTURE, made this the **3rd** day of **August, 2007**, between, **RONALD E. SIRCY** First Parties, **and ENTRUST ADMINISTRATION OF SOUTHEAST FBO DANA CHARLES OCHSNER, IRA,** Second parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties, the following described premises, to wit:

Being Lot Number 233 of Block 4, on the plan of Cumberland Terrace, Part I, of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Sircy, unmarried by deed from David V. Young and wife, Candace M. Young of record in Book 10201, Page 27, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties her heirs and assigns forever.

And said First Party, for their and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances **except taxes for the year 2007, which are to be prorated between the Party as of the date of closing,** the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands, and seals the day and year first above written.

Ronald E. Sircy

Ronald E. Sircy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ronald E. Sircy** , the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this **3rd** day of **August, 2007**.

Eric McMoser

NOTARY PUBLIC

My Commission Expires: _____

ERIN D. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010