Davidson County DEEDWARR
Recvd: 07/10/08 08:50 2 pg
Fees:13.00 Taxes:406.63
20080710-0070749

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:**
STEVEN M. LEWIS, and wife, ANGELINA LEWIS, 1525 Heritage View Blvd. Madison, Tennessee 37115	**STEVEN M. LEWIS, 1525 Heritage View Blvd. Madison, Tennessee 37115**	**42-08-178**

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, **E.A. SIRCY, JR. a single person,** hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **STEVEN M. LEWIS and wife, ANGELINA LEWIS,**, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 2nd Civil District of Davidson County, Tennessee, being Lot Number 60, on the Plan of Heritage View Subdivision, Section One, of record in Plat Book 6900, Page 772, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to E.A. Sircy, Jr., by Trustee's Deed from Ronald B. Buchanan, Trustee, dated June 13, 2008, and recorded on June 16, 2008, as Instrument Number: 20080616-0061889, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1525 Heritage View Blvd., Madison, Tennessee.

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 Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 8th day of June, 2008.

E.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, **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 8th day of July, 2008.

NOTARY PUBLIC

My Comm. Expires: 08/22/11

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $109,900.00.

E.A. SIRCY, JR.

Sworn to and subscribed before me on this the 8th day of July, 2008.

NOTARY PUBLIC
My Comm. Expires: 08/22/11
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