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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Casper D Sircy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE Oct 15 76 DAY OF ~~September~~ 1976.

D.K. Mulloy
Notary Public
Register Clerk

MY COMMISSION EXPIRES: _____

(AFFIX SEAL) * 1530

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casper Clay Dixon, et ux (NAME)	SAME (NAME)	M. 24
R#4, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P 078
Goodlettsville, Tn 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Casper D. Sircy and wife, Edna Sircy,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Casper Clay Dixon and wife, Lois Geraldine Dixon,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING a portion of the Casper D. Sircy property located in the 10th Civil District Davidson County, Tennessee, on Dry Creek Road, as follows:
BEGINNING at a concrete monument 4" x 4" with a metal disc in top marked + located on the East margin of Dry Creek Road and same being the most N.W. corner of this tract (said point is 220.6 feet Northwestward as measured along the east margin of road from the S.W. corner of the Sircy property and the N.W. corner of the Ragan property and is fully explained later in deed); thence leaving the road N. 55° E. (with a new surveyed line) downhill 385.0 feet to a iron pin at the base of a hackberry tree; thence S. 30° E. (crossing hillside 456.0 feet to a iron pin near a large popular tree; thence S. 75° 30' E. 94.5 feet to a iron pin by a 15" hickory tree (uphill side and being aprox. 40 feet above the spring and springhouse); thence N. 72° E. 222.8 feet to a iron pin in fence line (Sircy original east property line); thence with old line and fence S. 5° 30' W. 277.0 feet to a corner fence post; thence generally with a old established fence line based on a previous survey for 3 calls S. 89° 30' W. 298.0 feet to a iron pin and corner post; thence N. 47° 30' W. 419.0 feet to a cedar tree; thence S. 66° 30' W. 94.0 feet to a 4" x 4" creosote corner fence post on the east margin of Dry Creek Road (Ragans N.W. corner at road); thence with the east margin of Dry Creek Road for two calls: N. 20° W. 97.6 feet to a 4" x4" creosote corner fence post on east margin of road; thence N. 50° W. 123.0 feet to a concrete monument the point of beginning, containing 5.02 acres, more or less.
BEING a portion of the same property conveyed to Casper D. Sircy et ux, by deed from _____ Nenon et ux, of record in Book 3370, Page 544, Register's Office Davidson County, Tennessee.

GRANTORS expressly reserve a right-of-way across the property conveyed to GRANTEES, to the spring which is located on the Sircy property.

The Grantors, hereby grant to the Grantees, water rights to the spring and pond which is located on the Sircy property.

This is ~~unimproved~~ improved ( ) property, known as _____ (House Number) _____ (Street) _____ (P. O. Address) _____ (City or Town) _____ (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of September, 19 76

Casper D Sircy
Casper D. Sircy

Edna Sircy
Edna Sircy

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casper D. Sircy and wife, Edna Sircy,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of September 19 76

Commission expires 5-2-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

Mail to C. D. Sircy
Rt. 4
Goodlettsville

WARRANTY DEED

FROM Casper D. Sircy, et ux

TO Casper Clay Dixon, et ux

D 72542

IDENTIF. REFERENCE

OCT 15 10 50 AM '76

FELIX A. RITTER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 15 76	CONV	*3,000.00			
OCT 15 76	S'TAX		B*	7.80	
OCT 15 76	PR'FEE		B*	.50	
OCT 15 76	W'DEED		B*	4.00	* 12.30