WARRANTY DEED

BOOK 5099 PAGE 83

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Sircy, Jr. (NAME)	Mortgage Corp. of the South (NAME)	
251 Bonnacroft Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	75-9
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35202 (CITY) (STATE) (ZIP)	139 Part

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, Dan Duer and Harold R. Varden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Sircy, Jr. a single person

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:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dan Duer and Harold R. Varden by deed from William M. Nicholson and wife, Brenda E. Nicholson, as of record in Book 5076, page 594, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 251 Bonnacroft Dr., Hermitage, TN. 37076
(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 17th day of December, 1976

Harold R. Varden

Dan Duer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer and Harold R. Varden

the bargainors, 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 Nashville, TN. this 17 day of December, 1976

Commission Expires 11-12-80 Notary Public

STATE OF
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 purpose 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

D 82187

IDENTIFICATION REFERENCE

DEC 21 1 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
P.O. Box 2255
NASHVILLE, TENN. 37214

DEC21'76	CONV	29,000.00			
DEC21'76	S'TAX		B*	75.40	
DEC21'76	PR'FEE		B*	.50	
DEC21'76	W'DEED		B*	4.00	* 79.90

WARRANTY DEED

FROM
Dan Duer et al

TO
Robert T. Sircy, Jr.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Library of Seals

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Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York