This Instrument Prepared By.
DAV...
Crit...
23rd Floor, L & C Tow...
Nash...

BOOK 5108 PAGE 192

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-238	Mr/Mrs Billy R. Knight	Mortgage Associates 1835 Savoy Dr. N.E. Atlanta, Georgia 30341
FIELD BOOK NUMBER(S) 25W-1165	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5006 Dakota Avenue	LOAN OR ACCOUNT NO. 60027273 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated September 16, 1975, in the original principal sum of $17,600.00, payable to Tennessee Housing Development Agency, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a Deed of Trust executed by Thomas H. Sircy and wife, to David L. Shirmeyer, Trustee, as of record in Book 4952, page 512,

THOMAS H. SIRCY and wife, CAROLYN G. SIRCY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY RAY KNIGHT AND WIFE, KATHY W. KNIGHT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of the south part of Block 17 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of The West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, described as follows:

BEGINNING at a point in the north margin of Dakota Avenue, 110 feet east of the easterly margin of 51st Avenue, North; thence northerly parallel to the east margin of 51st Avenue, North, 150 feet to a point in the south margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 150 feet to the north margin of Dakota Avenue;thence westerly with the margin of the same, 50 feet to the beginning.

Being the same property conveyed to Thomas H. Sircy and wife, Carolyn G. Sircy, by deed from Gary S. Bennett and wife, Mable H. Bennett of record in Book 4952, page 510.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19 day of January, 1977.

Thomas H. Sircy

Carolyn G. Sircy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas H. Sircy and wife, Carolyn G. 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 Nashville, Tennessee, this, the 19 day of January, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,831.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF January 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

D 8 6 3 1 3

IDENTIF. REFERENCE

JAN 21 3 47 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
THOMAS H. SIRCY AND WIFE

TO
BILLY RAY KNIGHT AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared 15 CONV 20.831.71 and _____, with whom I am personally acquainted, and who upon oath acknowledged 54.0[illegible] to be the _____ and JAN 21 PRFEE, respectively, of B* .50, a corporation, the bargainor, and that WDEED, as such B* 4.00 and 58.58, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public