This instrument was prepared by: Batt 21-105

CRISMAN AND SHORT, Attorneys

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO		MAP-PARCEL NUMBERS
E. A. Sircy, Jr., et ux	Same	1400 American Trust Building Nashville, Tennessee 37201	82-8-275
(NAME)	(NAME)		
1401 Gallatin Road			
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37206			
(CITY) (STATE) (ZIP CODE)	(CITY)	(STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5494 PAGE 794

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged;

We, David C. Watkins, Jr., and wife, Karen R. Watkins,

have bargained and sold, and by these presents do transfer and convey unto the said E. A. Sircy, Jr., and wife, Louise R. Sircy,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Map of Harts Addition, as of record in Book 57, page 129, Register's Office for said County, described as follows:

SAID Lot No. 1 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 153 feet, more or less, along the north margin of Mansfield Avenue to an alley in the rear.

BEING the same property conveyed to David C. Watkins, Jr., and wife, Karen R. Watkins, by deed from Joseph A. Dickerson and wife, Juanita K. Dickerson, of record in Book 5268, page 212, said Register's Office.

unimproved ( )
This is improved (X) property, known as 700 McFerrin Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 6th day of September, 1979.

DAVID C. WATKINS, JR.

KAREN R. WATKINS

BOOK 5494 PAGE 795

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 David C. Watkins, Jr., and Karen R. Watkins

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 6th day of September, 19 79.

My commission expires Feb 4 1980 Notary Public Theresa Mitchell

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 6th day of September, 19 79.

My commission expires Feb 4, 1980 Notary Public Theresa Mitchell

NOTARY PUBLIC AT LARGE STATE OF TENN.

This instrument was prepared by:

Name	Address
HUNTER SHORT, Attorney	1400 American Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

FROM

DAVID C. WATKINS, JR., and wife, KAREN R. WATKINS

TO

E. A. SIRCY, JR., and wife, LOUISE R. SIRCY

F 50627

IDENTIFICATION REFERENCE

SEP 7 11 17 AM '79

FEE RECORDED AND REGISTERED
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5494 PAGE 796

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			UCC [illegible]- CO	
			41.[illegible] CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	48.10-
			9859A09/07/79 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 50627

IDENTIF. REFERENCE

SEP 7 11 17 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 710204