ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Edwin A. Groves (NAME)	Mercantile Mortgage Company (NAME)	128-10
5915 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	42
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	9D-6338

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 5550, page 178, Register's Office for Davidson County, Tennessee, to secure to Mercantile Mortgage Company, the principal amount of $58,500.00.

We, Jimmy David Sircy and wife, Diane G. Sircy

have bargained and sold, and by these presents do transfer and convey unto the said Edwin A. Groves and wife, Linda J. Groves

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. 20 on the Plan of Stacy Square Section 2, as of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 20 fronts 78.0 feet on the westerly side of Sawyer Brown Road and extends back 169.1 feet on the southerly line and 145.7 feet on the northerly line to a dead line in the rear, measuring 77.64 feet thereon.

Being the same property conveyed to Jimmy David Sircy and wife, Diane G. Sircy by deed from Edwin A. Groves and wife, Linda J. Groves of record in Book 5550, page 175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7941 Sawyer Brown Road (House Number) (Street)
Nashville, Tennessee 37221
(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 30th day of January, 1980.

X Jimmy David Sircy X Diane G. Sircy

BOOK 5561 PAGE 279

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 Jimmy David Sircy and wife, Diane G. Sircy

the bargainor ____, 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 30th day of January, 1980.

My commission expires 7-30-80 Notary Public

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 $ 59,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Thomas H. Sircy

Sworn to and subscribed before me this 30th day of January, 1980.

My commission expires 7-30-80 Notary Public

File.

This instrument was prepared by:
Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tennessee 37219

Name | Address

135 WARRANTY DEED 90- CHECK

FROM

TO

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

JAN 30 3 43 PM

IDENTIFICATION REFERENCE

F 74473

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5561 PAGE 280

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
			59000.00- CO	
			153.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 159.90-	
0135A01/30/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F74473

IDENTIFICATION REFERENCE

JAN 30 3 43 PM '80

REGISTER
DAVIDSON CO., TENN.

No. 739552