THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee 37072

BOOK 5819 PAGE 174

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ALLAN D. BASS, JR. | Greater Surburban Mortgage Co. | Map-61-10 |
| (NAME) 1023 Horseshoe Dr. | (NAME) P. O. Box 1166 | Parcel-189 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37216 | (STREET ADDRESS) Lafayette, California 94549 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN----------
----------($10.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, including the assumption by the Grantee of a certain Note and Deed of Trust of record in Book 5520, Page 937, Register's Office for Davidson County, Tennessee, to secure to Greater Surburban Mortgage Company the payment of one note with a present balance of $38,010.58 with interest at the rate of 10.5% per annum, payable in monthly installments of $351.36.

Duane O. Sircy and wife, Virginia J. Sircy, the Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said*
Allan D. Bass, Jr., hereinafter referred to as the Grantee,
his *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 49 on the Plan of Locust Grove Estates of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot 49 being a corner lot fronts 65.62 feet on the southerly side of Horseshoe Drive, 148.68 feet on the easterly side of Horseshoe Drive, 25 feet more or less on the curving corner where Horseshoe Drive turns and runs back between converging lines 175 feet on the easterly side line and 80.67 feet on the southerly side line to a point at the rear.

Being the same property conveyed to Duane O. Sircy and wife, Virginia J. Sircy by deed from Mrs. L. G. Allen of record in Book 5520, Page 934, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,010.38

Affiant Allan D. Bass, Jr.

Subscribed and sworn to before me, this the 12th day of November 19 81

Notary Public Rebecca L Sanders

My commission expires: 8/21/82 (Affix Seal)

This is improved (X) unimproved property, known as 1023 Horseshoe Drive (House Number) (Street) Nashville, TN 37216 P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Allan D. Bass, Jr.
his *(successors),*
*heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and*
*forever defend the title to said real estate to said* Allan D. Bass, Jr.
his
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 12th *day of* November *19* 81 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Allan D. Bass, Jr.

Duane O. Sircy

Virginia J Sircy

11/16 123.00 CHECK

821

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Duane O. Sircy and wife, Virginia J. Sircy and Allan D. Bass

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 12th day of November, 19 81.

Rebecca L Sanders Notary Public

Commission expires 8/21/82

REBECCA L. SANDERS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

RUSH

WARRANTY DEED

FROM
DUANE O. SIRCY, ETUX

TO
ALLAN D. BASS, JR.

G 6 8 1 6 2

IDENTIFICATION REFERENCE

Nov 16 9 55 AM '81

FELIX ZANDMAN REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5819 PAGE 176

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 |
|---|---|---|---|---|
| | | | 45010.33- | CO |
| | | | 117.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK- | 123.50- |
| 8211A11/16/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 8 1 6 2

IDENTIF. REFERENCE T

NOV 16 9 55 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 853313