PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Bar 2'

BOOK 6736 PAGE 678

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
E. A. Sircy, Jr., et ux P. O. Box 192 Madison, TN 37115	Same	Map 82 Parcel 8 19W-16665

WHEREAS, on the 7th day of October, 1983, Leon T. Pointer and wife, Alice M. Pointer, conveyed the property herein described to Hunter Short, Trustee, in an instrument of record in Book 6156, page 97, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Twenty-two Thousand Dollars ($22,000) payable to E. A. Sircy, Jr., and wife, Louise R. Sircy; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and E. A. Sircy, Jr., and wife, Louise R. Sircy, the lawful owners and holders of said note having requested Hunter Short, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on December 13, 1985, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Trustee, offered the property herein described for sale at public outcry and sold said property to E. A. Sircy, Jr., and wife, Louise R. Sircy, for the sum of Twenty-two Thousand Five Hundred Dollars ($22,500), which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Twenty-two Thousand Five Hundred Dollars ($22,500) cash in hand paid, the receipt of which is hereby acknowledged, I, Hunter Short, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said E. A. Sircy, Jr., and wife, Louise R. Sircy (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly 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.

This is improved property known as 700 McFerrin Avenue, Nashville, TN 37206.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand this 13th day of December, 1984.

Hunter Short, Trustee

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, Hunter Short, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 1985.

Notary Public
My Commission expires: 1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is Twenty-two Thousand Five Hundred Dollars ($22,500).

Affiant

Sworn to and subscribed before me this 13th day of December, 1985.

Notary Public
My Commission expires: 1-18-87

6 1 4 9 3

IDENTIFICATION REFERENCE

DEC 16 11 25 AM '85

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

RECEIVED OF _____

FOR _____

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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

[illegible] 0- [illegible]
58.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 65.00-
6928A12/16/85 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61453

IDENTIFICATION

Dec 16 11 35 AM '85

FELIX Z. WILSON

No. 201897