Book 40

BOOK 6766 PAGE 623

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: 1/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone, Langford & Armistead, Suite 900, 2100 West End Avenue, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Sircy (NAME)	Investors Federal Savings Bank (NAME)	20 73913
101 Elizabeth Court (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	149-279
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eagle Construction Company, composed of Bill Tedder and wife, D'Ann Tedder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Sircy, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1, Sterling Wood, a Planned Unit Development, of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eagle Construction Company by Quitclaim Deed from Stones River Realty, Inc., of record in Book 6710, page 34, Register's Office for Davidson County, Tennessee.

7.0327.

IDENTIFICATION REFERENCE

JAN 21 3 15 PM '86

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 101 Elizabeth Court, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 day of January, 1986

EAGLE CONSTRUCTION COMPANY

Bill Tedder

D'Ann Tedder

Rutherford

STATE OF TENNESSEE
Davidson County

BOOK 6766 PAGE 629

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill Tedder

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 15 day of January, 1986.

Notary Public

Commission Expires 2/22/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Eagle Construction Company

TO

Joseph H. Sircy

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County, D'Ann Tedder the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: 1/19/88

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bill Tedder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Eagle Construction Company, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office this 15 day of January, 1986.

James Carl Barrett
NOTARY PUBLIC

My Commission Expires:

2/22/86

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared D'Ann Tedder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, ackownledged herself to be a partner of Eagle Construction Company, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein conatined, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at office this 15 day of January, 1986.

James Carl Barrett
NOTARY PUBLIC

My Commission Expires:

2/22/86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK G766 PAGE 631

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

64900.00- CONT.
160.74 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 170.24-
7618A01/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70327.

IDENTIFICATION REFERENCE

JAN 21 3 19 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 212334