This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,717.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DALLAS E. SIRCY, et ux (NAME) | NATIONAL MORTGAGE COMPANY (NAME) | 44-5 |
| 105 Scenic View Road (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 22 |
| Old Hickory, Tn. 37138 (CITY) (STATE) (P.O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | 4D 36790 |

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, JOE D. BROGDON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALLAS E. SIRCY and wife, SUE C. SIRCY

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:

Being the northerly part of Lot No. 78 on the unrecorded Plan of Scenic View Subdivision, and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers dated December 22, 1961, as follows:

Beginning at an iron pin in the easterly margin of Scenic Drive, formerly Havron Avenue, at a point 118.2 feet (by actual field measurement 104.8 feet) northwest from a concrete monument at the beginning of a curve into Hillman Place, being the northwest corner of the property conveyed to Alton Junior Agee and wife, by deed from Goodloe S. Chaffin and wife, et al, as of record in Book 3035, page 215, said Register's Office; thence northeasterly with Agee's northwesterly line, 83 feet to an iron pin in the cemetery lot; thence with said cemetery lot, northwesterly 31 feet to a 12 inch concrete post; thence northeasterly with the northeasterly line of the cemetery lot, 77.6 feet to an iron pin at the common corners of Lots 78 and 61 on said Plan; thence with the line between said lots, northwesterly 43 feet to an iron pin at the corner of Lot 77 on said plan; thence with the line between Lots 77 and 78, southwesterly 163 feet to an iron pin in the easterly margin of Scenic Drive; thence with the margin of the same, southeasterly 78 feet to the beginning.

Being the same property conveyed to Joe D. Brogdon by deed from Thomas L. Hastings and wife, Georgia Ann Hastings, of record in Book 5358, page 352, . . . . cont.

unimproved ( )
This is improved (X) property, known as 105 Scenic View Road, Old Hickory, Tn. 37138
(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 hand s this 21st day of April, 19 86

Joe D. Brogdon
JOE D. BROGDON

Anna M. Brogdon
ANNA M. BROGDON

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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 Joe D. Brogdon and Anna M. Brogdon

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 Goodlettsville Tennessee, this 21st day of April, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they 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 official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

Register's Office for Davidson County, Tennessee. Anna M. Brogdon, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

9 4 7 5 8

IDENTIFICATION REFERENCE

APR 25 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|

51717.77- CAMT.
134.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.92-
6948A04/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94758

IDENTIFICATION REFERENCE

APR 25 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240944