BOOK 77 PAGE 5

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 9/17/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. A. Sircy, Jr. (NAME)	SAME (NAME)	MAP 60-12
P.O. Box 192 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 139
Madison, Tn. 37116 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	TAX 12DZ-2670

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, AMSOUTH MORTGAGE COMPANY, INC., A Delaware Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. A. SIRCY, JR.

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, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, Page 993, Register's Office of Davidson County); thence with Givens' northeasterly property line south 33 deg. 25 feet East 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line North 56 deg. 30; East 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's southwesterly property line, North 26 deg. 45 feet West 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, South 62 deg. 30 feet West 85.0 feet to the point of beginning.

BEING the same property conveyed to AMSouth Mortgage Company, Inc. by deed from I. Dyke Tatum, Substitute Trustee of record in Book 7696, Page 637, Register's Office for Davidson County, Tennessee.

Notwithstanding any other language herein to the contrary, grantor warrants only those matters affecting title to the subject property subsequent to their obtaining said title.

This is unimproved / improved property, known as 2905 Jones Avenue - Nashville, Tennessee
(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 hand this 6th day of February, 19 89

Lemon Robinson

AMSouth Mortgage Company, Inc.

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STATE OF TENNESSEE }
Davidson County }

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

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

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Leonora Robinson

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 Assistant Vice-President of the AmSouth Mortgage Company, Inc. a corporation, and that he as such Assistant Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice-President.

Witness my hand and official seal at Nashville, TN this 6th day of Feb., 1989.

Notary Public

Commission Expires 9/11/90

WARRANTY DEED

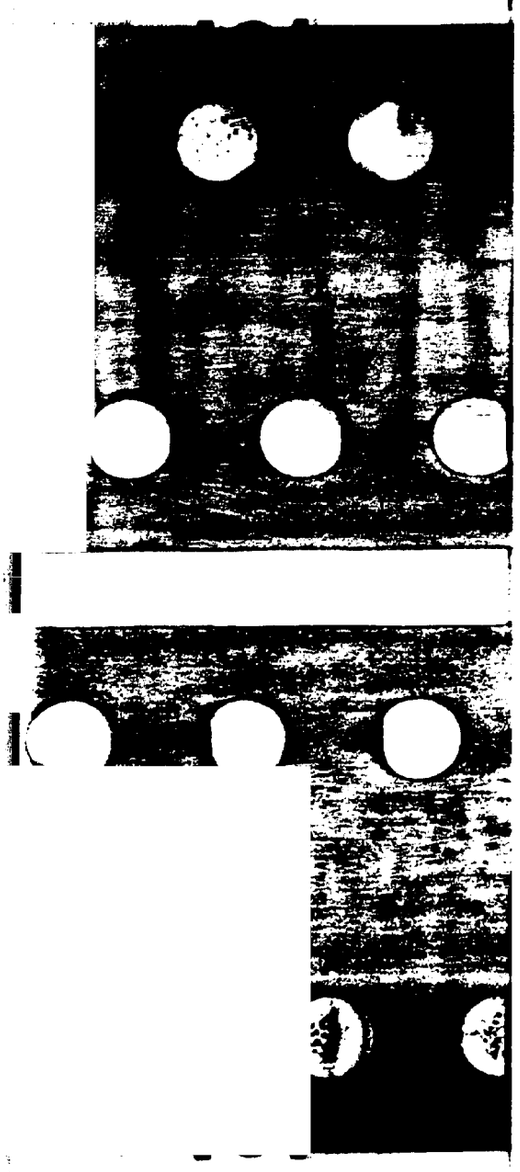
FROM

TO

8530 02/21 0101 03CHECK 131.90

10111

FEB 21 11 15 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7775 PAGE 657

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	38000.00
CON TX	125.40
PRFEE	0.50
WDEED	6.00
TOTAL	131.90
CHECK	131.90

02/21/89 01 11:17 0001 8530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10111

IDENTIFICATION

FEB 21 11 15 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 182983