File
23

BOOK 7902 PAGE 484

File No: _____

Address New Owner:	Send Tax Bills To:	Map/Parcel
Paul W. Kneedler	Atlantic Coast Mtg.	Map 62-13
4116 Moss Rose Dr Nashville	_____	Par 95
	_____	

WARRANTY DEED

FOR AND IN CONSIDERATION 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, ELAINE SIRCY, Unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said PAUL W. KNEEDLER and wife, MARY KATHERINE KNEEDLER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Lot No. 29 on the Map of George I. Waddey's Riverbluff Subdivision of the W. M. Morgan 18.25 acre tract, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 29 fronts 104 feet on the easterly side of Moss Rose Drive and runs back between lines 223 feet, more or less, on the northerly line and 255 feet, more or less, on the southerly line to the low water mark of the Cumberland River.

Being the same property conveyed to Charles W. Sircy and wife, Elaine Sircy by deed from Herbert J. Bingham and wife, Maxine R. Bingham of record in Book 5411, page 129, Register's Office for Davidson County, Tennessee.

The said Charles W. Sircy having since died leaving leaving the said Elaine Sircy as surviving tenant by the entirety.

This property is conveyed subject to the Plan of record in Book 843, Page 101, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 4116 Moss Rose Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said PAUL W. KNEEDLER and wife, MARY KATHERINE KNEEDLER, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5369 5

AUG 1 8 20 AM '89

FELIX Z WILSON REGISTER DAVIDSON COUNTY

0898 08/01 0101 02CHECK 320.50

WITNESS our hands on this 31st day of July, 1989.

Elaine Sircy
ELAINE SIRCY, Unmarried

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.

James W. Kuhn
AFFIANT

Sworn to and subscribed before me this 31TH day of July, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine Sircy, the 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 Brentwood, Tennessee, this 31 day of July, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

CAMT	95000.00
CON TX	313.50
PRFEE	1.00
WDEED	6.00
TOTAL	320.50