BOOK 7994 PAGE 723 FORM No. WD-1

Bar 53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Randall A. Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER 19 89

Carol E. Duff
Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RANDALL RIGGINS (NAME)	BARCLAYSAMERICAN/MORTGAGE CORP. (NAME)	MAP 83-1
1308 McKENNIE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 31728 (STREET ADDRESS)	PARCEL 299
NASHVILLE, TN 37206 (CITY) (STATE) (P.O. ZIP)	CHARLOTTE, N.C. 28231 (CITY) (STATE) (ZIP)	

FOR AND 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, HEIRS-AT-LAW OF ERNEST R. SIRCY, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL RIGGINS AND WIFE, PAMELA RIGGINS

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 Davidosn County, Tennessee, being Lot No. 13 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County Said Lot No. 13 fronts 50 feet on the south side of McKinnie Avenue and runs back 182.3 feet on the west line and 185 feet on the east line to an alley in the rear on which it measures 51.15 feet.

BEING the same property conveyed to Ernest R. Sircy and wife, Helen M. Sircy, by deed of record in Book 5244, page 777, Register's Office for Davidson County, Tennessee; the said Helen M. Sircy having predeceased Ernest R. Sircy, and Ernest R. Sircy having since died, property now vests solely in the heirs-at-law of Ernest R. Sircy, being the following children: Joseph Everett Sircy, Edward Wayne Sircy, Richard Lee Sircy, Donald Raymond Sircy, Ernest Milton Sircy, Billy Lane Sircy, and Tina Ruth Sircy Cartwright, and the following children of one deceased child: James Larry Sircy, Jr., Aundrea Sircy Haffield, and Lori Sircy.

Joseph E. Sircy a/k/a Joseph Everett Sircy, executes this instrument as Attorney In Fact for Edward Wayne Sircy, Donald Raymond Sircy, Aundrea Sircy Haffield, and Lori Sircy, pursuant to Special Powers of Attorneys recorded simultaneously herewith.

85626 IDENTIF. REFERENCE Nov 30 9 50 AM '89 FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY TN.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

3651 11'30 0101 03CHECK 161.50

This is improved (XX) unimproved ( ) property, known as 1308 McKennie Avenue, Nashville, TN
(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 heir 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 covey 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 22ND day of NOVEMBER 19 89

Richard Lee Sircy — RICHARD LEE SIRCY
Ernest Milton Sircy — ERNEST MILTON SIRCY
Billy Lane Sircy — BILLY LANE SIRCY
Tina Ruth Sircy Cartwright — TINA RUTH SIRCY CARTWRIGHT
James Larry Sircy, Jr. — JAMES LARRY SIRCY, JR.
Joseph Everett Sircy — JOSEPH EVERETT SIRCY
Edward Wayne Sircy — EDWARD WAYNE SIRCY
BY Joseph E. Sircy — JOSEPH E. SIRCY, ATTORNEY IN FACT
Donald Raymond Sircy — DONALD RAYMOND SIRCY
BY Joseph E. Sircy — JOSEPH E. SIRCY, ATTORNEY IN FACT
Aundrea Sircy Haffield — AUNDREA SIRCY HAFFIELD
BY Joseph E. Sircy — JOSEPH E. SIRCY, ATTORNEY IN FACT
Lori Sircy — LORI SIRCY
BY Joseph E. Sircy — JOSEPH E. SIRCY, ATTORNEY-IN-FA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7994 PAGE 724

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH EVERETT SIRCY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of November 19 89.

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute the foregoing instrument for the purposes 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 on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD LEE SIRCY, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 20th day of November, 1989.

Jennifer L Downing
NOTARY PUBLIC

My Commission Expires: 1/23/93

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF Tennessee :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST MILTON SIRCY, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 20 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 3-3-92

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY LANE SIRCY, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 20 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 3-3-92

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA RUTH SIRCY CARTWRIGHT, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 20 day of November, 1989.

NOTARY PUBLIC

My Commission Expires: 3-3-92

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LARRY SIRCY, JR. the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 20th day of November, 1989.

Jennifer L Bearing
NOTARY PUBLIC

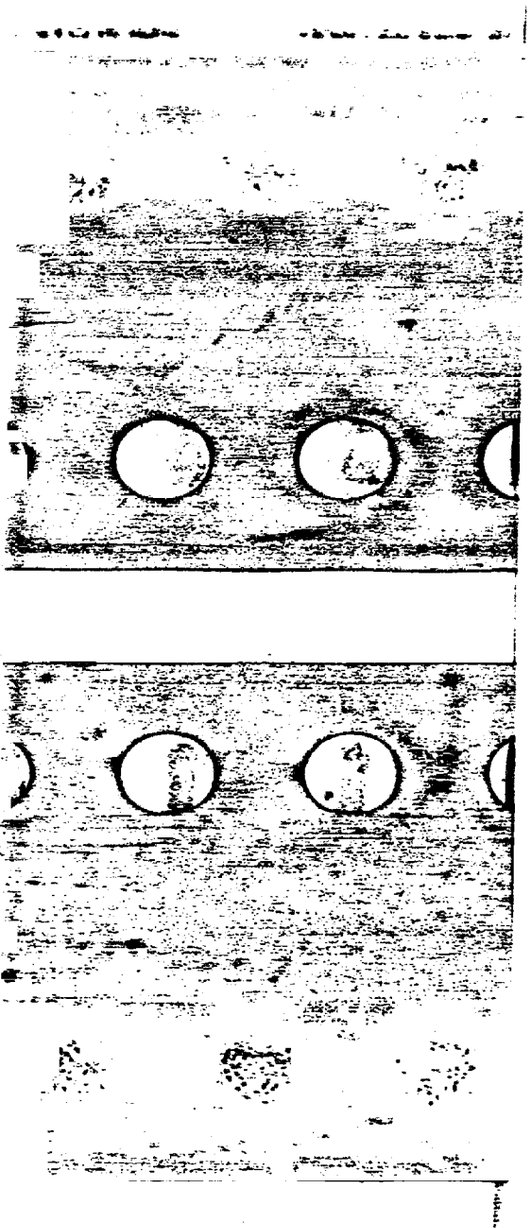
My Commission Expires: 1/23/93

(AFFIX SEAL)

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 JOSEPH E. SIRCY, to me known to be, or proved to be on the basis of satisfactory evidence, the person who acknowledged that he executed the same as the free act and deed of the said EDWARD WAYNE SIRCY, DONALD RAYMOND SIRCY, AUNDREA SIRCY HAFFIELD, AND LORI SIRCY, for the purposes therein contained.
WITNESS my hand and official seal on this the 22nd day of November, 1989.

Carolyn Dee
NOTARY PUBLIC

My Commission Expires: 1/23/93



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

RECEIVED OF _____

FOR _____

BOOK 7994 PAGE 727

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 12.00
TOTAL 161.50
CHECK 161.50

11/30/89 01 09:48 0001 8651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85626

IDENTIF. TREFERENCE

Nov 30 9 50 AM '89

FELIX Z. WILSON J.T. REGISTER
DAVIDSON COUNTY TN.

No. 271430