This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED BOOK 8191 PAGE 928

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF September, 90

Notary Public

MY COMMISSION EXPIRES: July 28, 1994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS
ERNEST A. SIRCY, JR., et ux		70-05/22
(NAME)	(NAME)	70-05/20
P.O. Box 192		13DA 47130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA 47155
MADISON, TN. 37116		
(CITY) (STATE) (P.O. ZIP)	(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, MARY LOU OWENBY, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST A. SIRCY, JR. and wife, ELLEN LOUISE 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:

TRACT ONE: Being the northerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:

Said part of said lot fronts 130 feet on the easterly side of Lloyd Avenue and runs back from the center of said Avenue 415 feet on the northerly side and 472.50 feet more or less on the southerly line to the rear line of said lot measuring 135 feet on said rear line.

TRACT TWO: Being the easterly part of the southerly one-half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning at a point in the southerly line of said Lot No. 14, 200 feet easterly from the center line of Lloyd Avenue; thence northerly and parallel with the center line of said Lloyd Avenue to the southerly line of the property conveyed to Malcolm D. Campbell by O. L. Simpkins, by deed of record in Book 1635, page 177, said Register's Office; thence easterly and with said Malcolm D. Campbell's line to the easterly line of said Lot No. 14; thence southerly and with said easterly line 125 feet to the southeast corner of said Lot No. 14; thence westerly and with the dividing line with said Lot No. 14 and Lots 12 & 13 in said subdivision to the beginning point.

. . . . continued . .

This is ( ) unimproved (X) improved property, known as 2406 Lloyd Avenue, Nashville, Tennessee 37218
(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 my hand this 7th day of September, 19 90

Mary Lou Owenby
MARY LOU OWENBY

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 Mary Lou Owenby

the bargainor ___, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this day of September, 19 90.

Commission Expires September 11, 1990

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 their several oaths acknowledged themselves to be the

and respectively of the

the within named bargainor, a corporation, and that 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

. . . . . continued . . . .

Being the same property conveyed to Sam R. Owenby and wife, Mary Lou Owenby, by deed from Malcolm D. Campbell and wife, Flora Campbell, of record in Book 4637, page 675;* Register's Office for Davidson County, Tennessee. The said Sam R. Owenby having since died.*Deed corrected in Book 5030, page 282, said Register's Office.
Mary Lou Owenby conveys and grants with the above described property an easement for ingress and egress to the premises, described as follows:

Beginning at a point in the center of Lloyd Avenue, being the southwest corner of the tract of land conveyed to Malcolm D. Campbell by deed from O. L. Simpkins, et ux, of record in Book 1635, page 77, said Register's Office; thence running easterly and with said Campbell's southerly line to the northwest corner of the tract herein conveyed; thence southerly and with the westerly line of the tract herein conveyed 12 feet to a point; thence westerly and parallel with said Campbell's southerly line to the center of Lloyd Avenue; thence northerly and with the center of said Lloyd Avenue 12 feet, more or less, to the beginning point.

7183 09/10 0101 03CHECK 139.00

55888

SEP 10 8 46 AM '90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8191 PAGE 930

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 40000.00
CON TX 132.00
PRFEE 1.00
MDEED 6.00
TOTAL 139.00
CHECK 139.00

09/10/90 01 08:47 0001 7183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55888

IDENTIFICATION REFERENCE

SEP 10 8 46 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 353855