BOOK 8303 PAGE 453

PREPARED BY:
HUNTER B. SHORT, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mintye B. Sircy c/o E. A. Sircy, Jr. P.O. Box 192 Madison, TN 37115	Same	Map 33-16 Parcel 86

WHEREAS, CURTIS A. WATKINS and CAROLYN J. BAUGH conveyed the property herein described to HUNTER B. SHORT, Trustee, in an Installment Deed of record in Book 6982, Page 478, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Fifty-Five Thousand Dollars ($55,000.00) payable to MINTYE B. SIRCY; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment and Deed MINTYE B. SIRCY, the lawful owner and holder of said note having requested HUNTER SHORT, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said HUNTER SHORT, Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the front door of the Courthouse in Nashville, Davidson County, Tennessee, on March 1, 1990 at 10:00 a.m. local time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said HUNTER SHORT, Trustee, offered the property herein described for sale at public outcry and sold said property to MINTYE B. SIRCY, for the sum of Fifty-Four Thousand Dollars ($54,000.00) which amount was the highest, best and last bid received.

0360 03/04 0101 03CHECK 188.20

96828

IDENTIF. REFERENCE

Mar 4 4 20 PM '91

DAVIDSON COUNTY TN.

NOW, THEREFORE, in consideration of the sum of Fifty-Four Thousand Dollars ($54,000.00), in hand paid, the receipt of which is hereby acknowledged, I, HUNTER SHORT, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said MINTYE B. SIRCY, hereinafter referred to as "Grantee", her successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, Page 18 as amended in Book 4953, Page 851, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> This is improved property located at 225 Connare Drive, Madison, Tennessee 37115.
>
> Being the same property conveyed to Curtis A. Watkins & Carolyn J. Baugh, of record in Book 6982, Page 478, Register's Office for Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand this 26th day of March, 1991.

HUNTER SHORT, Trustee

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, HUNTER SHORT, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1991.

Notary Public

My Commission expires: 10-23-94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

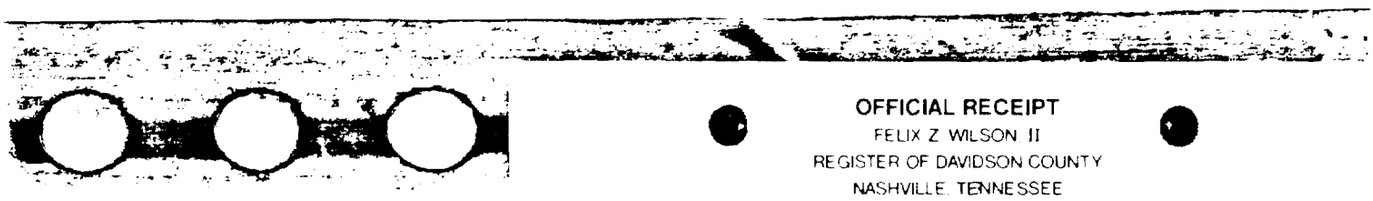
The actual consideration for this transfer is Fifty-Four Thousand Dollars ($54,000.00).

Affiant

Sworn to and subscribed before me this 2nd day of March, 1991.

Notary Public

My Commission expires: 10-23-94



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

RECEIVED FROM

FOR

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AV	AFFIDAVIT	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MA	MARRIAGE	REL	RELEASE	CO TAX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MA TAX	STATE TAX MARR
TR	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	54000.00
CON TX	178.20
PRFEE	1.00
WDEED	9.00
TOTAL	188.20
CHECK	188.20

03/04/91 01 16:22 0001 0860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96828

IDENTIF. REFERENCE

MAR 4 4 20 PM '91

FELIX Z. DAVIDSON COUNTY TN.

No. 401690