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

TRUSTEE'S QUITCLAIM DEED

BOOK 8425 PAGE 790

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 72-13 Parcel 417

WHEREAS, on the 5th day of March, 1981, EASTLAND PROPERTIES conveyed the property herein described to HUNTER B. SHORT, Trustee, in an Installment Deed of record in Book 5669, Page 286, Register's Office for Davidson County, Tennessee, to secure a note in the amount of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 ($18,500.00) DOLLARS payable to E.A. SIRCY, and wife, MINTYE B. SIRCY; and

WHEREAS, E.A. SIRCY is now deceased; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and 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 main door of the Courthouse in Nashville, Davidson County, Tennessee on August 22, 1991 at 11:00 a.m. local daylight 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 SIRCY for the sum of FOURTEEN THOUSAND AND NO/100 ($14,000.00) DOLLARS, which amount was the highest, best and last bid received.

NOW THEREFORE, in consideration of the sum of FOURTEEN THOUSAND AND NO/100 ($14,000.00) DOLLARS, 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 the west one-half of Lot No. 5 on the Map of Sharpe & Horn's Fourth Addition as of record in Book 161, Page 172, Register's Office for said County.
>
> SAID part of said Lot No. 5 fronts 50 feet on the northerly side of Hinton Street or Douglas Avenue and runs back between parallel lines 170 feet to an alley.
>
> This is improved property located at 1119 East Douglas Avenue, Nashville, Tennessee 37206.

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, but subject to any and all unpaid taxes and other prior liens of record.

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 22 day of August, 1991.

HUNTER B. 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 22 day of August, 1991.

NOTARY PUBLIC

My Commission expires: 1-23-94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is FOURTEEN THOUSAND AND NO/100 ($14,000.00) DOLLARS.

AFFIANT

Sworn to and subscribed before me this 22 day of August, 1991.

NOTARY PUBLIC

My Commission expires: 1-23-94

40900

IDENTIFICATION REFERENCE

AUG 22 11 24 AM '91

5706 08/22 0101 03CHECK 61.80

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

RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 793

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 9.00
TOTAL 61.80
CHECK 61.80

08/22/91 01 11:25 0001 570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40900.

IDENTIFICATION REFERENCE

Aug 22 11 24 AM '91

No. 452216