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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31200)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Affiant

Sworn and subscribed before me this
18th day of September, 1991.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Duane O. Sircy
197 37th Avenue North
Nashville, TN 37209

MORTGAGEE:
Atlantic Coast Mortgage Co.
12700 Fair Lakes Circle
Fairfax, VA 22033

MAP-PARCEL NUMBERS
104-01-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angus M. Clayton and spouse, Anne M. Clayton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Duane O. Sircy and spouse, Virginia J. Sircy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 and the southerly one-half of Lot No. 15 on the Plan of Westdale Subdivision of record in Book 547, page 50, Register's Office for said County.

SAID Lot No. 16 and the southerly one-half of Lot No. 15 fronts 75 feet on the westerly margin of 37th Avenue North and extends back 235 feet more or less on the northerly line and 224 feet on the southerly line to an alley.

BEING the same property conveyed to Angus M. Clayton and wife, Anne M. Clayton by deed from Faye S. Thompson, unmarried, by deed from Faye S. Thompson, unmarried, of record in Book 7500, page 574, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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This is improved property, known as: 197 37th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 1991.

Angus M. Clayton

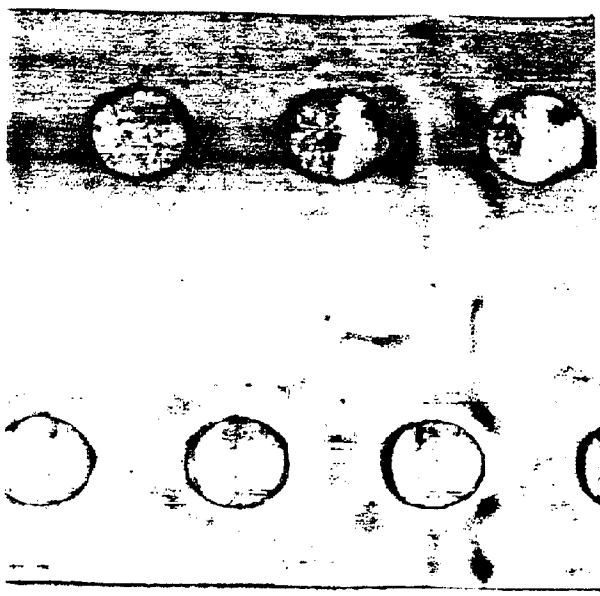
Anne M. Clayton

State of Tennessee
County of Davidson

On this 18th day of September, 1991, before me the undersigned authority, personally appeared Angus M. Clayton and Anne M. Clayton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

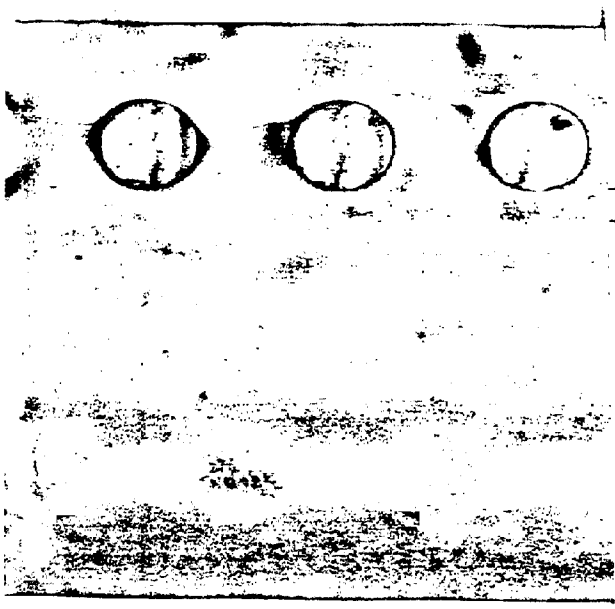
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	6.00
TOTAL	284.50
CHECK	284.50

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48195.

IDENTIFICATION

SEP 19 3 40 PM '91

No. 460590