PREPARED BY:
Hunter B. Short, Atty.
323 Union Street
Nashville, TN 37201
(615) 255-7496

TRUSTEE'S QUITCLAIM DEED

BOOK 8537 PAGE 609

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
E.A. Sircy, Jr. and wife, Ellen Louise Sircy P.O. Box 192 Madison, TN 37115	Same	Map 70-05 Parcels 20 & 22

WHEREAS, on the 5th day of October 30, 1990, John Wesley Brown, Jr. conveyed the property herein described to HUNTER B. SHORT, Trustee, in an Installment Deed of record in Book 8227, page 80, Register's Office for Davidson County, Tennessee, to secure a note in the amount of FORTY-SEVEN THOUSAND AND NO/100 ($47,000.00) DOLLARS payable to E.A. SIRCY, JR. and wife, ELLEN LOUISE SIRCY; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and E.A. SIRCY, JR. and wife, ELLEN LOUISE SIRCY, the lawful owners and holders 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 January 24, 1992 at 11:00 a.m. local standard 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 E.A. SIRCY, JR. and wife, ELLEN LOUISE SIRCY for the sum of FORTY-EIGHT THOUSAND AND NO/100 ($48,000.00) DOLLARS, which amount was the highest, best and last bid received.

NOW THEREFORE, in consideration of the sum of FORTH-EIGHT THOUSAND AND NO/100 ($48,000.00) 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 E.A. SIRCY, JR. and wife, ELLEN LOUISE SIRCY, hereinafter referred to as "Grantees", their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

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.

In addition to the above described property an easement for ingress and egress to the premises is hereby conveyed; said easement is 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.

Being the same property conveyed to John Wesley Brown, Jr. by deed of record in Book 8227, page 80, Register's Office for Davidson County, Tennessee.

This is improved property located at 2406 Lloyd Avenue, Nashville, Tennessee.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantees,

their 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 Grantees 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 25th day of January, 1992.

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 B. short, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of January, 1992.

NOTARY PUBLIC

My Commission expires: 7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 49,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF Jan 19 92
Deputy Register

80030

IDENTIFICATION REFERENCE

JAN 29 12 55 PM '92

PICK-UP

187.50

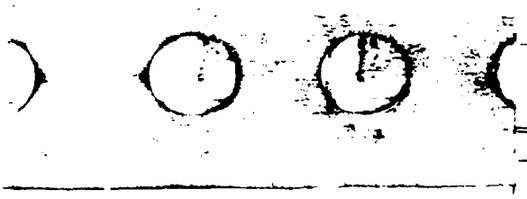


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

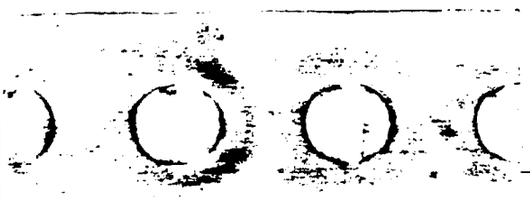
FOR _____

BOOK 8537 PAGE 603



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 48000.00
				CON TX 177.60
				PRFEE 1.00
				WDEED 9.00
				TOTAL 187.60
				CHECK 187.60
			01/29/92 01	12:58 0001 0774



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



80030

IDENTIFICATION REFERENCE

JAN 29 12 55 PM '92

DAVIDSON COUNTY, TN

No. 497128