Paid

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Ernest A. Sircy Jr.
Affiant

Subscribed and sworn to before me this 3rd day of November, 1992.

Notary Public

My Commission Expires: 1-24-96

6186.0

IDENTIFICATION REFERENCE

Nov 6 9 32 AM '92

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
ERNEST A. SIRCY, JR. 1405 McKennie Avenue Nashville, Tennessee 37206	SAME	MAP 83-2 PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ELEVEN THOUSAND AND 00/100 ($***11,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **MICHAEL D. READER, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ERNEST A. SIRCY, JR., married** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 18 and the west half of Lot No. 19 on the Plan of H.M. Doak's Subdivision Land of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 and part of Lot No. 19 fronts on 75.0 feet on the northerly margin of McKennie Avenue and runs back between parallel lines 174.0 feet to a dead line in the rear measuring 75.0 feet thereon.

BEING the same property conveyed to Michael D. Reader by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8674, page 560, Register's Office for Davidson County, Tennessee.

AMY L. READER, spouse of Michael D. Reader, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1405 McKennie Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been

prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of H.M. Doak's Subdivision Land, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of November, 1992.

MICHAEL D. READER

AMY L. READER

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 MICHAEL D. READER and AMY L. READER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 1992.

Notary Public

My Commission Expires:

8-23-94

NOTARY PUBLIC AT LARGE TENNESSEE

4025 11/06 0101 03CHECK 49.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8779 PAGE 93

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	11000.00
MOR TX	40.70
ERR CO	
MOR TX	40.70-
CON TX	40.70
PRFEE	1.00
WDEED	8.00
TOTAL	49.70
CHECK	49.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4025

6 1 8 6.0

IDENTIFICATION REFERENCE

Nov 6 9 32 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 587871