BOOK 9018 PAGE 752

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 16th day of July 19 93

My commission expires: 9-16 95
(Affix Seal)

Affiant

Notary Public

Return to:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ernest A. Sircy, Jr.	~~Same~~ SAME
335 Duling Ave.	
STREET ADDRESS	STREET ADDRESS
Madison, TN 37115	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO.: 043~~0~~09~~0~~0~~2~~236.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, City Finance Company of Tennessee, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ernest A. Sircy, Jr. and wife, Louise Sircy

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 36 and the easterly 76 feet of Lot No. 35, all in Block "B", on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and easterly 76 feet of said Lot No. 35 front together 112.5 feet on the northerly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear, measuring 125 feet thereon. Being the same property conveyed to City Finance Company of Tennessee, Inc., by Substitute Trustee's Deed from Robert P. Ziegler, Substitute Trustee, of record in Book 8561, page 603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

42633
IDENTIF. ↑ REFERENCE

93 JUL 20 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS IMPROVED PROPERTY KNOWN AS 335 Duling Ave., Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of July, 19 93

City Finance Company of Tennessee, Inc.

By: C.F. Eisman, Jr.
C.F. Eisman, Jr.

State of Tennessee
County of Sumner

BOOK 9018 PAGE 753

On this 16th day of July, 19 93, before me personally appeared
~~City Finance Company of Tennessee, Inc.~~ to me known to
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared
to me known to
be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Sumner

On this 16th day of July, 1993, before me personallappeared C.F. Eisman, Jr., with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of the Madison Branch, of the City Finance Company of Tennessee, Inc., the within named bargainor, a corporation, and that he as such manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as C.F. Eisman, Jr.

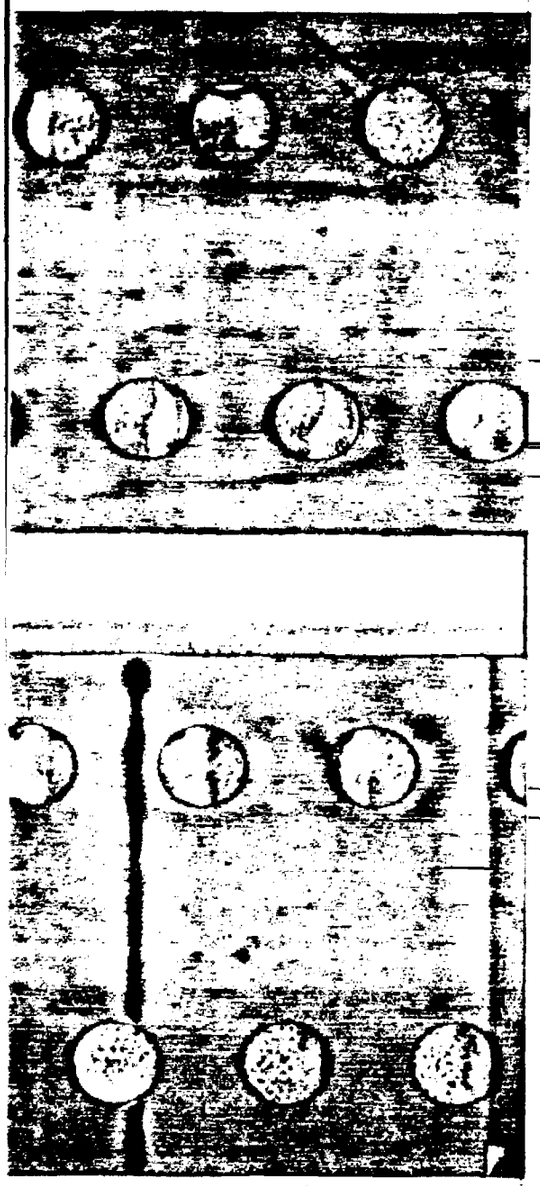
Witness my hand and seal, at office in Hendersonville, TN, this 16th day of July, 1993.

Dorothy D. Meadows
Notary Public

My commission expires: 9-16-95

TENNESSEE TITLE & TRUST, Inc.

5668 07/20 0101 03CHECK 101-50



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

RECEIVED OF _____

FOR _____

BOOK 9018 PAGE 754

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			07/20/93 01	09:47 0001 5668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42633
IDENTIF. & REFERENCE

93 JUL 20 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 676060