This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

ADDRESS NEW OWNER:
ERNEST A. SIRCY, JR. and LOUISE SIRCY
P.O. Box 192
Madison, Tennessee 37115

SEND TAX BILL:
To New Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 60-12
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HAZEL BODIFORD, unmarried, formerly HAZEL B. THOMAS, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto ERNEST A. SIRCY, JR. and wife, LOUISE SIRCY, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 44, 45 & 46, Block C, on the Plan of Highland Park, as of record in Plat Book 974, Page 33, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John E. Thomas and wife, Hazel B. Thomas by deed from James D. Woolems and wife, Brenda Woolems of record in Book 6771, Page 564, said Register's Office. The said John E. Thomas and Hazel B. Thomas have since divorced and the said Hazel B.. Thomas was restored to her maiden name of Hazel Bodiford by Final Judgment of Divorce, Action Number 843-846, Circuit Court for Wilson County, Tennessee. The said John E. Thomas, Sr. being one and the same as John E. Thomas, has since conveyed his interest in the subject property to Hazel Bodiford by Quitclaim Deed of record in Book 8980, Page 659, said Register's Office.

This is improved property known as 2909 Morningside Drive, Nashville, TN 37207.

This conveyance is made subject to the following:

1. 1994 County Property Taxes, which have been prorated and assumed by the Grantees; and

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Highland Park of record in Book 974, Page 33, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said ERNEST A. SIRCY, JR. and wife, LOUISE SIRCY, their heirs and assigns, forever; and I, HAZEL BODIFORD, formerly HAZEL B. THOMAS, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of January, 1994.

Hazel Bodiford (formerly Hazel B. Thomas)
HAZEL BODIFORD, formerly HAZEL B. THOMAS

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, HAZEL BODIFORD, formerly HAZEL B. THOMAS, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 27th day of January, 1994.

Catherine C. Hershey
NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

4616 01/28 0101 03CHECK 120.00

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

Hazel Bodiford
AFFIANT

Subscribed and sworn to before me on this 27th day of January, 1994.

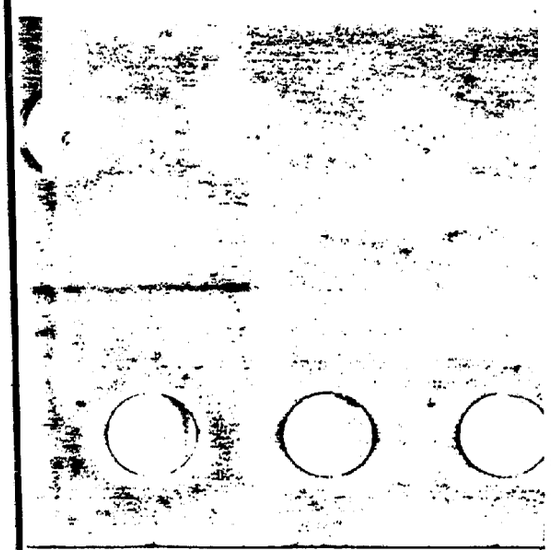
Catherine C. Hershey
NOTARY PUBLIC

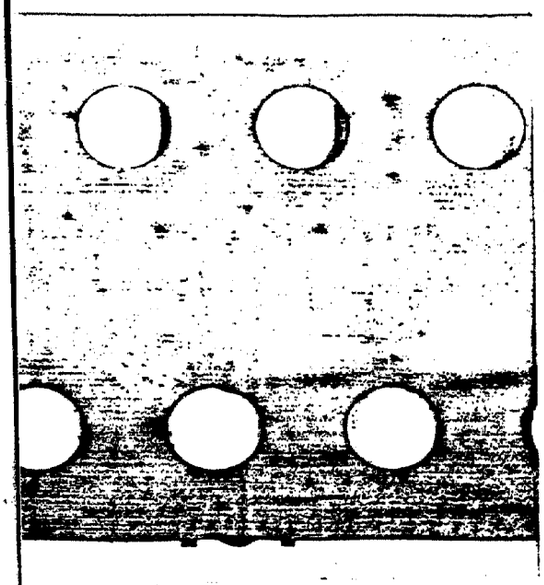
CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 25, 1997

12126
IDENTIFICATION REFERENCE

94 JAN 28 PM 12:17
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9233 PAGE 3

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

01/28/94 01 12:17 0001 4616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12126
IDENTIFICATION REFERENCE

94 JAN 28 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.750542