This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
E. A. Sircy Jr. and Louise Sircy
P. O. Box 192
Madison, TN 37116

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 82-16
PARCEL 381
18W-06680

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, Harold Reeves Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto E. A. Sircy Jr. and wife, Louise Sircy, as tenants by the entirety, 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:

> BEING Lot No. 141, on the Plan of Williams First Addition to Edgefield, of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Harold Reeves, with full power to mortgage, sell and convey without the joinder of any beneficiary, by deed from Amanda N. Little of record in Book 9524, Page 549, and as re-recorded in Book 9527, Page 803, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Codes Letter from Metropolitan Government for Nashville/Davidson County, of record in Book 9855, Page 76, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1994 have been pro-rated and paid.

This is improved property known as 807 Shelby Avenue, Nashville, TN 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 E. A. Sircy Jr. and wife, Louise Sircy, their heirs and assigns, forever; and I, Harold Reeves Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary do covenant with the said Grantees that I am 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 I do further covenant and bind my self, my successors 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.

BOOK 9553PG112

Witness my hand this the 21st day of December, 1994.

Harold Reeves Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves Trustee, 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 and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 15,500.00.

AFFIANT

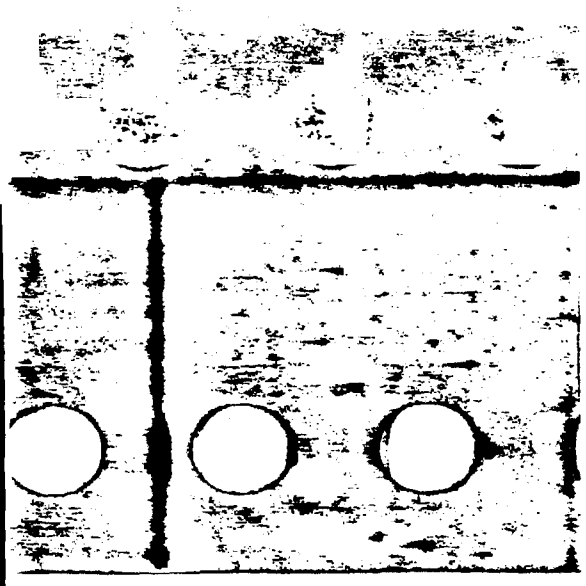
Subscribed and sworn to before me this 21st day of December, 1994.

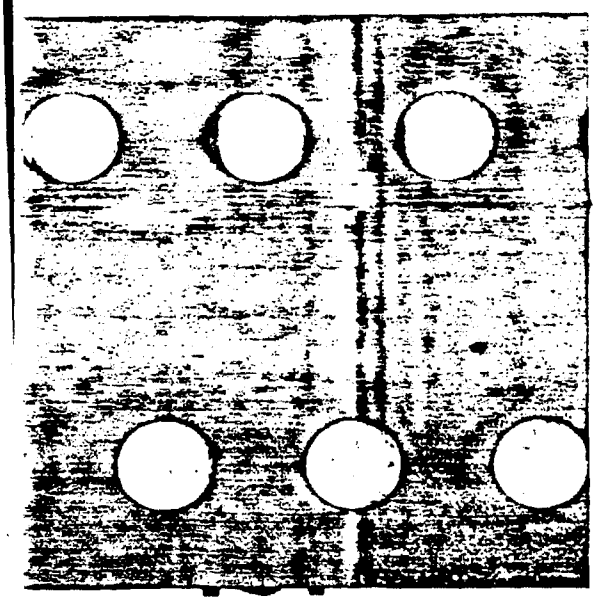
NOTARY PUBLIC
My Commission Expires: 3/22/97

94 DEC 22 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

19485
IDENTIF. & REFERENCE

5576 12/22 0101 03CHECK 66.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9553PG113

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	15500.00
CON TX	57.35
PRFEE	1.00
WDEED	8.00
TOTAL	66.35
CHECK	66.35

12/22/94 01 09:34 0001 5576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19485
IDENTIF. # REFERENCE

94 DEC 22 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865497