THIS INSTRUMENT PREPARED BY:
HUNTER B. SHORT, Attorney
2323 21st Avenue South
Suite 200
Nashville, TN 37212
(615) 298-3300

TRUSTEE'S QUITCLAIM DEED BOOK 9590 PG 374

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
E.A. Sircy, Jr. & wife, Ellen Louise Sircy Box 192 Madison, TN 37115	Same	Map 60-12 Parcel 139

WHEREAS, on the 5th day of July, 1989, ALBERTA E. MARSHALL, ALLISON MARSHALL, and EMILY MARSHALL conveyed the property herein described to HUNTER SHORT, Trustee, in an instrument of record in Book 7886, Page 407, Register's Office for Davidson County, Tennessee, to secure a note in the amount of FIFTY-SIX THOUSAND AND NO/100 DOLLARS ($56,000.00) 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 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 31, 1995 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 FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($51,000.00), which amount was the highest, best and last bid received.

NOW THEREFORE, in consideration of the sum of FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($51,000.00), 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:

LAND in Davidson County, Tennessee, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, Page 993 Register's Office of Davidson County); thence with Givens' northeasterly property line south 33 deg. 25 feet East 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line North 56 deg. 30; East 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's southwesterly property line, North 26 deg. 45 feet West 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, South 62 deg. 30 feet West 85.0 feet to the point of beginning.

BEING the same property conveyed to Alberta E. Marshall, Allison Marshall and Emily Marshall by deed of record in Book 7886, Page 407, Register's Office for Davidson County, Tennessee.

This is improved property known as 2905 Jones Avenue, Nashville, Tennessee, 37207.

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 6th day of February, 1995.

HUNTER SHORT, Trustee

BOOK 9590PG376

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

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of February, 1995.

Chris R. Thompson
NOTARY PUBLIC

My Commission expires: March 21, 1998

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($51,000.00).

AFFIANT

Sworn to and subscribed before me this 6th day of February, 1995.

Chris R. Thompson
NOTARY PUBLIC

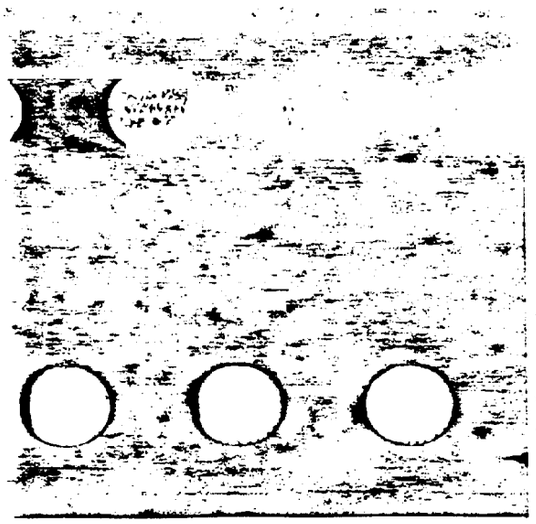
My Commission expires: March 21, 1998

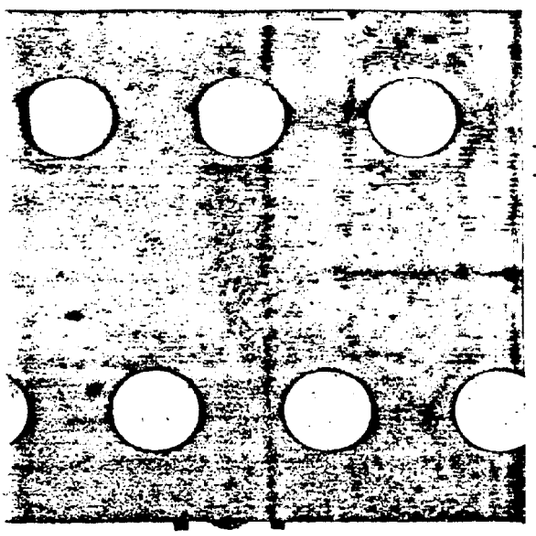
32411
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9817 02/07 0101 03CHECK 201.70

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





RECEIVED OF _____

FOR _____

BOOK 9590 PG 377

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 12.00
TOTAL 201.70
CHECK 201.70

02/07/95 01 13:32 0001 9817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32411
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879554