File Box #24

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

BOOK 9606 PG 63

ADDRESS NEW OWNER:
Troy L. Sircy
6970 Old Hickory Blvd.
Whites Creek, TN 37189

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

MAP AND PARCEL:
MAP 39
PARCEL 182
14D-11270

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, we, William L. Haggard Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Troy L. Sircy, unmarried , 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 a tract of land on the southerly margin of Old Hickory Boulevard, being all of the property described in Book 8759, Page 372, Register's Office, Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the south R/W of Old Hickory Blvd.; thence with common line between Gifford and Taylor, S 25 deg. 55 min. W 249 feet to an iron pin; thence S 46 deg. 12 min. W, 401.4 feet to an iron pin; thence S 2 deg. 30 min. W, 511 feet to an iron pin; thence N 87 deg. W, 250 feet to an iron pin, passing an iron pin and original property corner of 17.58 acre tract at 55 feet; thence N 18 deg. 20 min. E 571.1 feet to an iron pin; thence N 54 deg. 52 min. 30 sec. E, 415 feet to an iron pin; thence N 25 deg. 52 min. 30 sec. E, 258.1 feet to an iron pin; thence S 60 deg. 55 min. E, 55 feet to the point of beginning.

Together with the rights of ingress and egress of an easement of record in Book 9603, Page 313, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William L. Haggard, Jr., by deed from Edith S. Cherry of record in Book 8759, Page 372, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 6970 Old Hickory Blvd., Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Troy L. Sircy, unmarried, their heirs and assigns, forever; and we, William L. Haggard Jr., unmarried 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 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 24th day of February, 1995.

William L. Haggard Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William L. Haggard Jr., unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 1995.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 60,600.00.

AFFIANT

Subscribed and sworn to before me this 24th day of February, 1995.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

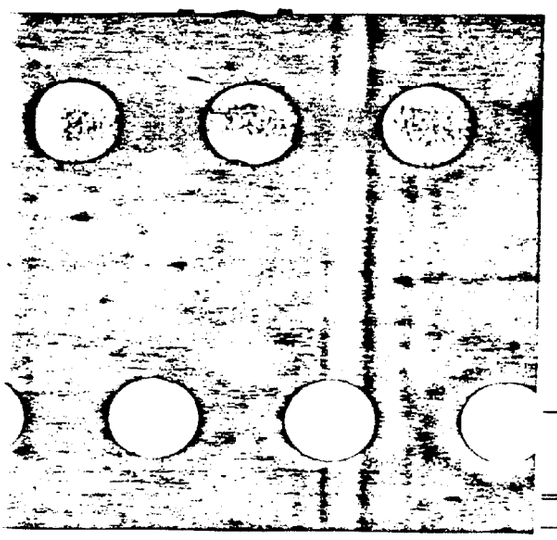
37810

IDENTIFICATION REFERENCE

95 FEB 28 PM 2:18

DAVIDSON COUNTY, TN.

5729 02/28 0101 03CHECK 233.22



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

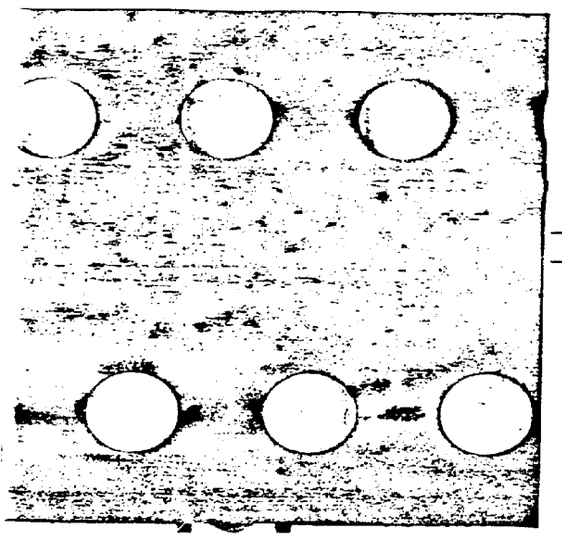
RECEIVED OF _____

FOR _____

BOOK 9606 PG 65

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	60600.00
CON TX	224.22
PRFEE	1.00
WDEED	8.00
TOTAL	233.22
CHECK	233.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/95 01 14:19 0001 5729

37810
IDENTIF. & REFERENC

95 FEB 28 PM 2:18

REGISTER
DAVIDSON COUNTY, TN.

No. 885395