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

*File Box 24*

BOOK 9665PG340

ADDRESS NEW OWNER:
Jerome D. Marshall, Wendy L. Marshall
Brian S. Streeter, and Elizabeth A. Streeter
1157 Adam Drive
Cottontown, TN 37048

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
First Union Mortgage Corporation
10 S. Jefferson Street
Roanoak, VA 24011

MAP AND PARCEL:
MAP 72-6
PARCEL 11
15DA-06204

# 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, Bobby Clay Sircy Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jerome D. Marshall and wife, Wendy L. Marshall as to a one-half undivided interest, and Brian S. Streeter and wife, Elizabeth A. Streeter, as to a one-half undivided interest, 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. 42, on the Map of Maynor Place, of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Bobby Clay Sircy, Jr., by deed from Harold E. West and Bobby Clay Sircy, Jr. individually and on behalf of W S Properties of record in Book 9198, Page 131, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to First Union National Bank, of record in Book 9198 , Page 134, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

Karen West Sircy joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

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

This is improved property known as 1011 Maynor Avenue, Nashville, TN 37216.

This instrument is executed on behalf of Karen West Sircy by Bobby Clay Sircy, Jr. as Attorney in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerome D. Marshall and wife, Wendy L. Marshall, and Brian S. Streeter and wife, Elizabeth A. Streeter, their heirs and assigns, forever; and we, Bobby Clay Sircy Jr., and wife, Karen West Sircy 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 3rd day of March, 1995. BOOK 9665PG341

Bobby Clay Sircy Jr.
Bobby Clay Sircy Jr.

Karen West Sircy by Bobby Clay Sircy Jr.
Karen West Sircy by Bobby Clay Sircy, Jr.
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named of Bobby Clay Sircy Jr., married, 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 Attorney in Fact of the maker, Karen West Sircy, 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 3rd day of March, 1995.

Gene W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3151 05/05 0101 03CHECK 190.30

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Clay Sircy Jr. 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. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April 1995.

Gene W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 1995.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

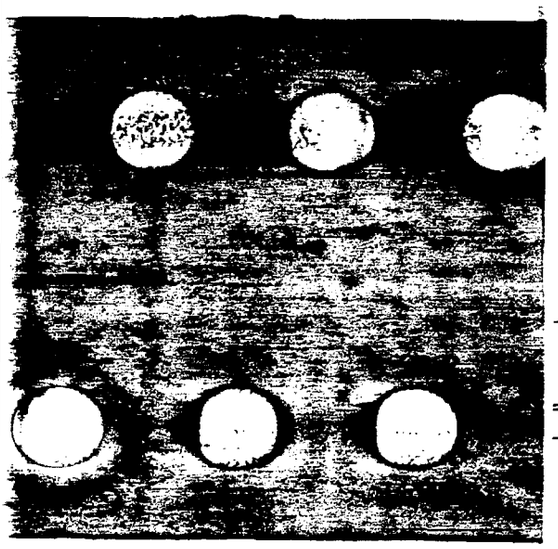
58184

IDENTIFICATION REFERENCE

95 MAY -5 PM 12:20

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



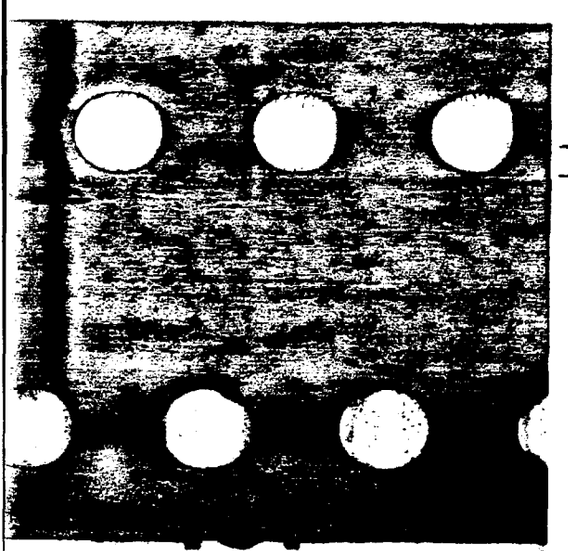
RECEIVED OF _____

FOR _____

BOOK 9665 PG 342

| | | |
|---|---|---|
| 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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 190.30

05/05/95 01 12:27 0001 8151

58184
IDENTIF. & REFERENCE

95 MAY -5 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 907561