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

File Box 24

BOOK 9718PG722

ADDRESS NEW OWNER:
Elise C. Michel, Couzar K. Michel, and Sharleta A. Michel
2516 Allenwood Drive
Nashville, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 82-8
PARCEL 4
19W-18485

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 C. Sircy, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Elise C. Michel, Couzar K. Michel, and Sharleta A. Michel, all unmarried, as joint tenants with right of survivorship, 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. 9, on the Plan of House & Simonton's Subdivision, of record in Plat Book 57, Page 137, 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 C. Sircy, by Quitclaim Deed from David R. Kennedy, Trustee, of record in Book 9331, Page 148, 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 9331 , Page 151, 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.

THIS conveyance subject to such easements and setback lines of record in Plat Book 57, Page 137, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1001 Mansfield Avenue, Nashville, TN 37206.

Bobby C. Sircy executed this instrument on behalf of Karen West Sircy pursuant to a Power of Attorney of record in Book 9665, Page 339, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elise C. Michel, Couzar K. Michel, and Sharleta A. Michel, all unmarried, their heirs and assigns, forever; and we, Bobby C. Sircy 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 30th day of June, 1995.

BOOK 9718 PG 723

Bobby C. Sircy

Bobby C. Sircy

Karen West Sircy by Bobby C. Sircy

Karen West Sircy, by Bobby C. Sircy, 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 Bobby C. Sircy, 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, 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 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby C. Sircy 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 30th day of June 1995.

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 $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

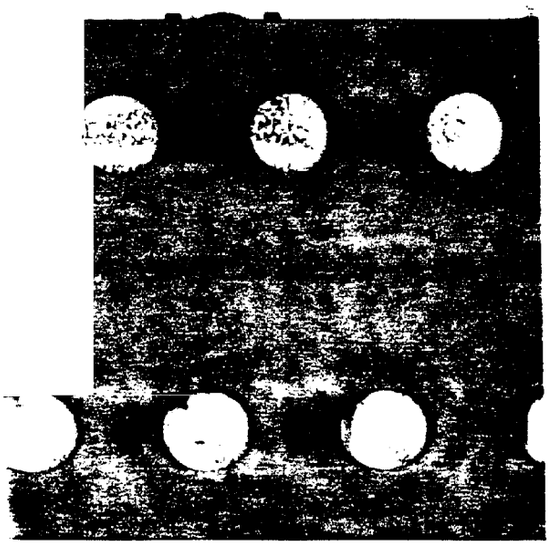
0075321

IDENTIF. & REFERENCE

95 JUL -3 AM 8:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7043 07/03 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

BOOK 9718 PG 724

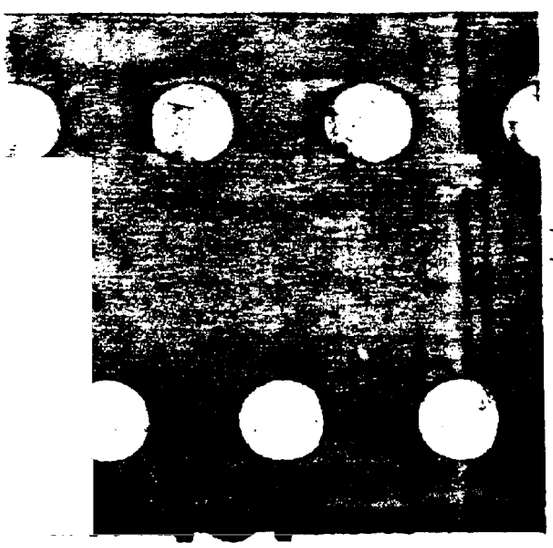
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

07/03/95 01 08:47 0001 7043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0075321
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926201