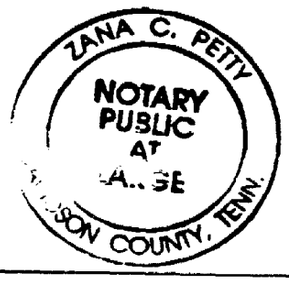
10090 453

FILE BOX 45

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997 1.20.99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert T. Sircy, Jr. (NAME) | Owner (NAME) | MAP 84-12 |
| 2804 Lealto Court (ADDRESS) | (NAME) | PARCEL 152 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marian F. Ezell and husband, Roy C. Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Sircy, Jr. and wife, Joyce D. Sircy

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. 50, on the plan of Nob Hill, of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Roy C. Ezell and wife, Marian F. Ezell by deed from Earline K. Chase, of record in Book 4308, Page 65, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2698, Page 468, Register's Office for said County.

0194074
IDENTIFICATION REFERENCE

95 JUN 18 PM 2:16
CLERK & MASTER
DAVIDSON COUNTY, TN.

4955 06/18 0101 03CHECK 980.25

This is improved ( ) unimproved property, known as 2804 Lealto Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of June 19 96

Marian F. Ezell

Marian F. Ezell

Roy C. Ezell

Roy C. Ezell

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 Marian E. Ezell and husband, Roy C. Ezell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 1996.

Commission expires ~~May 24, 1997~~ 1-20-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

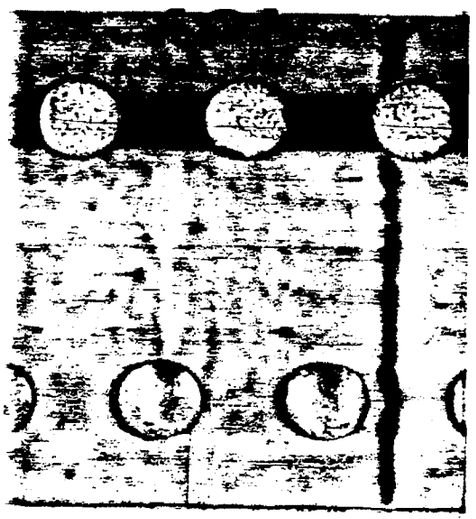
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

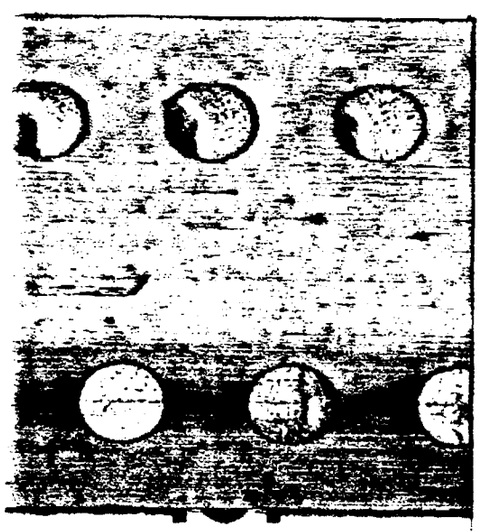
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 455

| | | |
|---|---|---|
| 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 262500.00
CON TX 971.25
PRFEE 1.00
WDEED 8.00
TOTAL 980.25
CHECK 980.25

06/18/96 01 14:19 0001 4955

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

0194074
IDENTIF. & REFERENCE

96 JUN 18 PM 2:16

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

**No.** 1052757