THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721-A West End Avenue
Nashville, TN 37205
(615) 298-3300

WARRANTY DEED

BOOK 11056 PAGE 541

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL:
E. A. Sircy, Jr. Box 192 Madison, Tn 37116	Same	Map 43-10 A Parcel 38

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND FIVE HUNDRED DOLLARS ($40,500.00) and other good and valuable consideration, Ed Baldwin, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto E. A. Sircy, Jr., a married man, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows to-wit:

Condominium Unit B-28 (B-300), Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ed Baldwin, an unmarried man, by deed from W. G. King and wife, Rachael A. King of record in Book 10858, Page 824, Register's Office for 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 Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and he does further covenant and bind his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of August, 1998.

Ed Baldwin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Ed Baldwin, an unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 1998.

NOTARY PUBLIC

My Commission expires: 3/23/2000

98 AUG -7 AM 9:21
PAUL J. HEIN
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04721

394.00 08/07 01:01 03CHECK 160-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

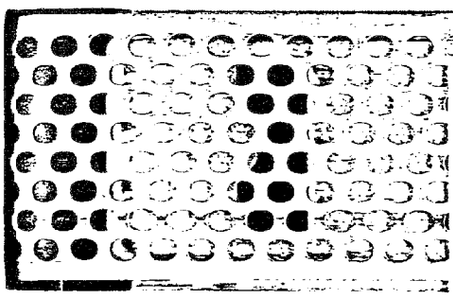
The actual consideration or value, whichever is greater, for this transfer is $40,500.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of August, 1998.

NOTARY PUBLIC

My Commission expires: 3/05/2002



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 543

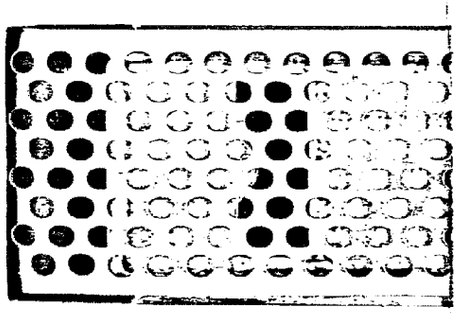
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40500.00
CON TX 149.85
PRFEE 1.00
~~MTGFEE 8.00~~
~~DFEE 2.00~~
TOTAL 160.85
CHECK 160.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/98 01 09:22 0001 3945



04721 77
IDENTIF. # REFERENCE
98 AUG -7 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329517