BOOK 11186 PAGE 681

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
ERNEST A. SIRCY, JR. P.O. Box 192 Madison TN 37116	ERNEST A. SIRCY, JR. P.O. Box 192 Madison TN 37116	11D 42525 Map 51-4 Parcel 91

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HERMAN C. DePRIEST and wife, MARY M. DePRIEST**, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 10 and the easterly 3 feet of Lot No. 11 on the Map of Madison Real Estate Company's Subdivision, at Madison, of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and part of Lot No. 11 adjoin and front together 53 feet on the northerly side of Neelys Bend Road and run back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Herman C. DePriest and wife, Mary M. DePriest by deed dated July 13, 1973, and filed for record in Book 4728, Page 193, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Neelys Bend Road, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ERNEST A. SIRCY, JR., his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said ERNEST A. SIRCY, JR., his successors, heirs and assigns, against the lawful claims of all persons.

0508012
IDENTIF. ↑ REFERENCE

98 NOV -4 AM 8:43
REGISTER
DAVIDSON COUNTY, TN.

2210 11/04 0101 03CHECK 23.00

WITNESS OUR HANDS this 2 day of November, 1998.

HERMAN C. DePRIEST

MARY M. DePRIEST

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $60,000.00.

Sworn to and subscribed before me on this the 2 day of November, 1998.

NOTARY PUBLIC

My Comm. Expires: 9/17/2002

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, HERMAN C. DePRIEST and wife, MARY M. DePRIEST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 2 day of November, 1998.

NOTARY PUBLIC

My Comm. Expires: 9/17/2002

worddocs\realprop\depriest.dee

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

RECEIVED OF _____

FOR _____

BOOK 11186 PAGE 683

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00

11/04/98 01 08:43 0001 2210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508012
IDENTIF. & REFERENCE

98 NOV -4 AM 8:43
REGISTER
DAVIDSON COUNTY, TN.

No. 1367351