18B

BOOK 11346 PG. 878

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **February, 1999** between ELAINE SIRCY, UNMARRIED, GRANTOR, and RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ELAINE SIRCY, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3745 CEDARWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Elaine Sircy
ELAINE SIRCY Signature of Seller

99 FEB 19 PM 2:05
REGISTER
DAVIDSON COUNTY, TN.

05550936
IDENTIF. & REFERENCE

05-529

RECORDED 10TO 03/03 TAX

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ELAINE SIRCY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of February, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE

4822 LINDELL STREET
NASHVILLE, TN 37216

Property Address:

3745 CEDARWOOD DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

NVR MORTGAGE FINANCING, INC.
100 Ryan Court; P.O. Box 999
Pittsburgh, Pa 15230

Map & Parcel #: MAP 062-09-0, PARCEL 017.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$165,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Mai Grace Whittaker
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **February, 1999.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Being a part of Lot 18 and part ofLot 19 on the Map of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and described as follows according to a survey, dated 5/7/77, by Ralph Lambert & Son, surveyors, as follows: TO WIT:

Said parts of Lots No. 18 & 19 join together and front a total of 214.34 feet on the southerly margin of Cedarwood Drive; thence, from a point, an iron pin, on said margin which is 11.0 feet easterly from the intersection of said margin with the easterly margin of Brush Hill Road, southeasterly with an existing fence, on a line with the westerly margin of Lots 18 & 19, a total of 150.0 feet to an iron pin; thence, easterly, returning to the southerly margin of Cedarwood Drive, 118.9 feet; thence, northeasterly, with said margin, 214.34 feet to the point of beginning, containing .205 acres, more or less.

BEING the same property conveyed to ELAINE SIRCY, UNMARRIED, by Warranty Deed from JOHN J. AND ANNA M. FORRESTER, of record in Deed Book 9736, page 850, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 062-09-0, PARCEL 017.00).

2. All matters as set forth on the Plan of record in Plat Book 547, page 62, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11346 PG. 881

05550936

IDENTIF. ↑ REFERENCE

99FEB 19 PM 2:05

REGISTER
DAVIDSON COUNTY, TN

CA *

	1:5000.00
CO/ TX	610.50
PRFEE	1.00
DEED	12.00
CFEE	2.00
TOTAL	625.50
CHECK	625.50

11 15 99 01 1-114 0001 7912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427142