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

BOOK 11489 PG. 867

(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	072-04-0 114.00

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, **LANCE E. HAFFNER and RUTH S. EPPERLY, acting by and through her attorney in fact, BLYTHE E. ASHWORTH**, 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:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "F" on the Plan of Englewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 7 fronts 80 feet 8 inch on the southwesterlly side of Golf Street and runs back 118 feet 11 inches on the northwesterly line and 123 feet 7 inches on the southeasterly line to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to Lance E. Haffner and Ruth S. Epperly by deed dated August 17, 1987, and filed for record in Book 7328, Page 370, Register's Office for Davidson County, Tennessee.

BLYTHE E. ASHWORTH executes this deed pursuant to the authority granted to her in the Power of Attorney executed by RUTH S. EPPERLY on May 1, 1996, and filed for record in Book 10037, Page 772, said Register's Office. Blythe E. Ashworth represents and warrants to the Grantee, Ernest A. Sircy, Jr., that the Power of Attorney has not been revoked, altered, or amended as of the date of this deed.

This property is unencumbered except for those matters shown on Plat Book 1130, Page 1, Register's Office for Davidson county, Tennessee.

The subject property is not the principal place of residence of Grantors, either of Grantors' spouses or any minor children of the Grantors.

This is improved property located at 1418 Golf Street, Nashville, Tennssee.

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, except as setforth above. 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.

WITNESS OUR HANDS this _____ day of May, 1999. BOOK 11489 PG. 868

Lance E. Haffner
LANCE E. HAFFNER

Ruth S. Epperly by Blythe E Ashworth POA
RUTH S. EPPERLY by attorney-in-fact, BLYTHE E. ASHWORTH

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $44,500.00.

Lance E. Haffner

Sworn to and subscribed before me on this the 20 day of May, 1999.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, LANCE B. HAFFNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville Tennessee, on this the 20 day of May, 1999.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, BLYTHE E. ASHWORTH, as attorney-in-fact for RUTH S. EPPERLY, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville Tennessee, on this the 20 day of May, 1999.

NOTARY PUBLIC

My Comm. Expires: 9/17/02
worddocs\realprop\haffner.dee

SUMNER COUNTY, TN. REGISTER'S OFFICE FILED 10 ... 0590168 ... REFERENCE ... MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11489 PG. 869

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

0590168

IDENTIF. & REFERENCE

99 MAY 21 PM 4:10

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	44500.00
CON TX	164.65
PRFEE	1.00
UCCFEE	6.00
CFEE	2.00
TOTAL	175.65
CHECK	175.65

05/21/99 01 16:13 0001 9454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464054