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

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(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	58 11 77

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, **LORNA CAMPBELL**, a single person, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does 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. 126A on the Plan of Zone Lot Division, Lots Nos. 126, 127, Royal Hills, Section I, of record in Plat Book 4675, Page 73, as amended in Plat Book 6250, Page 930, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lorna Campbell by Trustee's Deed of record in Book 11302, Page 822, Register's Office of Davidson County, Tennessee.

This is improved property located at 528 Phipps Drive, Nashville, Tennessee 37218.

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. I covenant that I am 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 of record. I further covenant and bind myself, my 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 MY HAND this 17 day of May, 1999.

LORNA CAMPBELL

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 57,000.00.

Sworn to and subscribed before me on this the 17 day of June, 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, LORNA CAMPBELL, 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 17 day of June, 1999.

NOTARY PUBLIC

My Comm. Expires 9/17/02

06014425
99 JUN 18 AM 10:39
221-5

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

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0601425

99 JUN 18 AM 10:40

CAMT	57000.00
CON TX	210.90
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	221.90
CHECK	221.90

06/18/99 03 10:43 0001 1474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480050