Mail

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

BOOK 11627 PAGE 754

(FROM INFORMATION PROVIDED BY THE PARTIES)

99 AUG 20 AM 9:03
LUEVENIA C. REGISTER
DAVIDSON COUNTY, TN

062626
IDENTIFICATION REFERENCE

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
MARIJA SMAILYS	MARIJA SMAILYS 1418 Golf Street Madison TN 37115	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, I, **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **MARIJA SMAILYS,** hereinafter referred to as Grantee, her 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 southwesterly 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 Ernest A. Sircy, Jr. by deed from Lance E. Haffner and Ruth S. Epperly dated May 20, 1999, and filed for record in Book 11489, Page 867, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1418 Golf Street, Madison, Davidson County, Tennessee 37115.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MARIJA SMAILYS, her 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. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said MARIJA SMAILYS, her successors, heirs and assigns, against the lawful claims of all persons.

99/08/20 0101 03CHECK 251.13

WITNESS MY HAND this 19th day of August, 1999.

E. A. Sircy Jr.
ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 64,900.00.

Maria Smailys

Sworn to and subscribed before me on this the 19 day of August, 1999.

Lauen Mueller
NOTARY PUBLIC

My Comm. Expires: 7-25-2000

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., 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 19 day of August, 1999.

Lauen Mueller
NOTARY PUBLIC

My Comm. Expires: 7-25-2000

worddocs\realprop\smailys.dee

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11627 PAGE 756

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

0626626

IDENTIF. & REFERENCE

99 AUG 20 AM 9:03

REGISTER
DAVIDSON COUNTY, TN.

CAMT	64900.00
CON TX	240.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.13
CHECK	251.13

08/20/99 01 09:03 0001 8563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504588