PICK-UP

Instr:200004200039774 Page: 1 OF 3
REC'D FOR REC 04/20/2000 3:32:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $208.19

WARRANTY DEED

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Name and Address Of New Owner:

Willie May Sircy
4203 Kennedy Avenue
Nashville, TN 37216

Tax Notice to: Same

Map 61; Parcel 12-0

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,266.66.

Willie May Sircy
Affiant

Sworn to and subscribed before me, the 20th day of April, 2000.

Laura L Bass
Notary Public

My Commission expires: 1-12-2002

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FOR AND IN CONSIDERATION of the sum of *FIFTY-SIX THOUSAND TWO HUNDRED SIXTY-SIX AND 66/100 DOLLARS ($56,266.66)*, cash in hand paid, the receipt of which is hereby acknowledged; We, **GAYDELL SIRCY** and **SUZZANNE SIRCY**, have bargained and sold and by these presents do transfer and convey unto **WILLIE MAY SIRCY,** her heirs and assigns, a two-thirds (2/3) undivided interest in and to the following described tract or parcel of land located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING parts of Lots Nos. 5 and 6 on the unrecorded Subdivision of John L. Kennedy, Jr., Subdivision of the East parts of Lot No. 3 on the plan of Dr. William Williams' Farm which is recorded in Plan Book Two, Page 128, of the Chancery Court at Nashville, described as follows: **BEGINNING** at a point in the westerly margin of Kennedy Avenue, 261 feet South of the southerly margin of Riverwood Drive; thence westerly 194 feet;

thence southerly 59.7 feet to a point which is 300 feet North of the northerly margin of Greenland Avenue; thence easterly 194 feet to the West margin of Kennedy Avenue; being 300 feet from the northerly margin of Greenland Avenue; thence northerly along the westerly margin of Kennedy Avenue 61 feet to the point of **BEGINNING.**

BEING the property vested in Willie May Sircy, Gaydell Pate and W. Thomas Sircy by devise under the will of Florence Sircy of record in Will Book 230, Page 613, Probate Court Clerk's Office for Davidson County, Tennessee. Suzzanne Sircy is the sole heir at law of W. Thomas Sircy, who died intestate on January 1, 1997. This is the same property vested in W.E. Sircy and wife, Florence Carter Sircy, by deed from Reed T. Adkisson and wife, Mildred Adkisson, of record in Book 1876, Page 513, Register's Office for Davidson County, Tennessee, the said W.E. Sircy having died June 8, 1982, making Florence Carter Sircy the surviving tenant by the entirety, who died August 1, 1999. Florence Carter Sircy and Florence Sircy are one and the same person.

Possession: Date of deed.
2000 Taxes assumed by Buyer.

This is improved property located at 4203 Kennedy Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **WILLIE MAY SIRCY**, her heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land as above stated; have a good and lawful right to sell and convey it and same is unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **WILLIE MAY SIRCY**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 20th day of April, 2000.

Gaydell Sircy
GAYDELL SIRCY

Suzzanne Sircy
SUZZANNE SIRCY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **GAYDELL SIRCY and SUZZANNE SIRCY**, the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 20th day of April, 2000.

Joanne L Bass
NOTARY PUBLIC

My Commission expires: 1-12-2002

WD-Sircy-W

THIS INSTRUMENT PREPARED BY:
BASS AND BASS, ATTORNEYS AT LAW
CARTHAGE, TENNESSEE