Davidson County DEEDWARR
Recvd: 06/13/02 13:49 2pgs
Fees:13.00 Taxes:525.96

20020613-0072188

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,150.00

Kenneth B. Sircy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2002.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: 4-9-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206 file #13

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth B. Sircy	Irwin Mortgage Corporation	
(NAME) 5019 Manuel Drive	(NAME) P.O. Box 23550	Map 146-12-0
(ADDRESS) Nashville, TN 37211	(ADDRESS) Jacksonville, FL 32241-3550	Parcel 070.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF PAULINE JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH B. SIRCY, AND WIFE, AMY B. SIRCY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 19 on the plan of Crievewood, of record in Book 2331 page 99 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to Pauline Jones, by instrument executed November 1, 1962, which is of record in Book 3461 page 105 Register's Office for Davidson County, Tennessee. The said Pauline Jones is now deceased and by her last will and testament probated as Case No. 02P377, of the Seventh Circuit Court of Davidson County, Tennessee, which is of record as Will Instrument No. 3556-655825, her Co-Executors, Peggy L. Hardaway, Executrix, and Charles Hardaway, Executor, do hereby execute this instrument.

This conveyance is subject to any and all matters shown on the hereinabove referenced plan of record and to restrictions, conditions, covenants, and/or by-laws of record against said property which are in said Register's Office; especially to Book 2491 page 278 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5019 Manuel Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of June, 2002.

Peggy L. Hardaway

Peggy L. Hardaway, Co-Executrix, of the Estate of Pauline Jones

Charles Hardaway

Charles Hardaway, Co-Executor of the Estate of Pauline Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy L. Hardaway, Executrix, and Charles Hardaway, Executor, Co-Executors of the Estate of Pauline Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 12th day of June, 2002

Commission expires: ~~6-10-06~~ 6-05-06

PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE

Patsi B. Gregory

Notary Public