This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Rickey Allen & Vina M. Allen
81 Scobey Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 07/12/05 08:22 2 pgs
Fees:13.00 Taxes:218.30
20050712-0080169

WARRANTY DEED

(Map Number 106-14; Parcel Number 91.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MICKEY DEWAYNE SIRCY, ADMINISTRATOR, C.T.A of THE ESTATE OF EDWARD L. SIRCY,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **RICKEY ALLEN and wife, VINA M. ALLEN**, hereinafter referred to as "Grantees", their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 107 on the Map of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> SAID Lot No. 107 fronts 112 feet on the south side of Scobey Drive and runs back between lines 101.8 feet on the west line and 117.8 feet on the east line to a dead line in the rear, upon which it measures 118 feet.
>
> BEING the same property conveyed to Edward L. Sircy and wife, Juanita B. Sircy, by deed dated November 13, 1957 from J.C. Buchanan and wife, Marian M. Buchanan, of record in Book 2703, page 521, said Register's Office. Said property was divested out of Juanita B. Sircy and vested into Edward L. Sircy by Final Decree of Divorce dated April 13, 1970, Docket No. 57915 in the Probate Court of Davidson County, Tennessee. Edward L. Sircy a/k/a Edward Leon Sircy having since died on February 02, 2005, and Probate of the estate is in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, Probate Docket No. 05P-430. Letters of Administration, C.T.A. were issued to Mickey Dewayne Sircy March 24, 2005.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
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> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 1424, page 141, to any restrictive covenants of record, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **87 Scobey Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 30th day of June, 2005.

ESTATE OF EDWARD L. SIRCY

BY: Mickey Dewayne Sircy, Administrator
MICKEY DEWAYNE SIRCY,
ADMINISTRATOR C.T.A.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MICKEY DEWAYNE SIRCY, Administrator of THE ESTATE OF EDWARD L. SIRCY, 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 purpose therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 30th day of June, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$59,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006