PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

20B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00.

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2006.

Doris Coley
Notary Public
MY COMMISSION EXPIRES 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 08/16/06 13:57 3 pgs
Fees:18.00 Taxes:290.45
20060816-0101016

File No. G6-1428D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Curtis Stewart (NAME)	SAME (NAME)	19-13-47
118 West Twelve Stones Crossing (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David O. Sircy, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Stewart** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

unimproved ( )
This is improved (XX) property, known as 206 Jackson Street, Goodlettsville, TN 37072.

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 and 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. Whenever 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 10th day of August, 2006.

X David O. Sircy
David O. Sircy

X Gail Sircy
Gail Sircy

EXHIBIT "A"

Beginning at an iron pin found in the northern right-of-way of Jackson Street, and being the southeast corner of a tract owned by Robert Webb as of record in deed Book 3710, Page 515, R.O.D.C., TN.

THENCE: With the easterly line of Webb, North 10 degrees 30 minutes 00 seconds West, 100.00 feet to an iron pin.

THENCE: North 79 degrees 30 minutes 00 seconds East, 50.00 feet to an existing iron pin.

THENCE: With the westerly line of a tract owned by Margaret O'Saile as of record in Deed Book 5681, Page 798, R.O.D.C., TN. South 79 degrees 30 minutes 00 seconds West, 100.00 feet to a spike at a fence corner.

THENCE: With the northerly right-of-way Jackson Street South 10 degrees 30 minutes 00 seconds West, 50.00 feet to the point of beginning, containing 5,000 square feet more or less.

Being part of the same property conveyed to David O. Sircy and Ginger Sircy, husband and wife , by Deed from Wanda Stovall and husband, Roger Stovall, dated February 24, 1988, of Record in Book 7476, Page 364, Register's Office for Davidson County, Tennessee.

David O. Sircy and Ginger Sircy having sinced divorced vesting sole ownership in above referenced property by Final Decree and Marital Dissolution Agreement of record as Instrument # 20060816-0080015 **, Register's Office for Davidson County, Tennessee.**

David O. Sircy has since remarried Gail Sircy.
Gail Sircy joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

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 David O. Sircy and wife, Gail Sircy, the bargainor(s), with whom Iampersonally 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, this 10th day of August, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 2006.

My Commission Expires:_____

_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 2006.

My Commission Expires:_____

_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066