THIS INSTRUMENT PREPARED BY:
Paul W. Moser
Burkhalter & Moser, PC
1230 Second Avenue South
Nashville, Tennessee 37210
615-662-3697

Davidson County DEEDQC
Recvd: 10/14/08 15:18 2 pgs
Fees:13.00 Taxes:277.50
20081014-0103545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 14th day of October, 2008. Davidson County, Tennessee.

Notary Public

My commission expires: 5-11-09

QUITCLAIM DEED

ADDRESS NEW OWNER:
Emma Jane Toy & Ronald E. Sircy
4808 Smokey Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Emma Jane Toy & Ronald E. Sircy
4808 Smokey Drive
Old Hickory, TN 37138

MAP/PARCEL:
65-5 025.00

THIS INDENTURE, made this the 14 day of October, 2008, between **Emma J. Toy,** First Party, and **Ronald Sircy, Second party.**

WITNESSETH:

That said First Party, Emma Jane Toy, for and in consideration of the sum of Seventy-Five Thousand AND NO/100ths DOLLARS ($75,000.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto myself, Emma Jane Toy, and the Second Party, Ronald Eugene Sircy, each an undivided one-half interest as tenants in common, in the following described premises, to wit:

Land in Davidson County, Tennessee, and described as follows:

Being Lot No. 440 on the plan of Sherwood Forest Subdivision, Section 4, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee. Property is subject to all matters shown on the public records an on the referenced plat.

Being the same property conveyed to Emma Jane Toy by Quitclaim Deed from Jerry Lee Potts and recorded on the 1st day of April, 2008, at Instrument number 20080401-0032461 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4808 Smokey Drive, Old Hickory, Tennessee 37138.

THIS conveyance is made subject to applicable restrictions, building set-back line, existing easements, and to all conditions as shown on the recorded map.

THROUGH THIS CONVEYANCE, Emma Jane Toy has granted, bargained sold and conveyed, and does hereby grant, bargain, sell and convey unto herself, Emma Jane Toy, and the Second Party, Ronald Eugene Sircy a life estate interest in the above-referenced property.

THIS conveyance is further subject to a life estate being granted to Emma Jane Toy. While occupying the property, the life estate holder, Emma Jane Toy, has the responsibility to pay all property taxes and keep the property in good repair and maintenance. Further, the life estate holder, Emma Jane Toy, must provide written notice of termination or abandonment of her life estate.

THIS conveyance is further subject to a life estate being granted to and Ronald Eugene Sircy. While occupying the property, the life estate holder, Ronald Eugene Sircy, has the responsibility to pay all property taxes and keep the property in good repair and maintenance. Further, the life estate holder, Ronald Eugene Sircy, must provide written notice of termination or abandonment of his life estate.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set her hand, and seals the day and year first above written.

Emma Jane Toy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emma Jane Toy, the within named bargainer, with whom I am personally acquainted, or proved to me his identity on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this the 14th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 5-11-09