BILL GARRETT, Davidson County
Trans:T20120009052 DEEDQC
Recvd: 02/06/12 14:56 2 pgs
Fees:12.00 Taxes:0.00
20120206-0010701

Return To:
MH&S Law Firm
4 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

PREPARED BY:
J. Carlton Drumwright
McCANN, HUBBARD & SOLOMON
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of February, 2012.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 9/23/13

ADDRESS OF NEW OWNER:
Thomas Henry Sircy, Trustee
547 Annex Court
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

Map: 89, Parcel 012.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **A.G. Sircy, single,** Grantor, does hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **Thomas Henry Sircy, as Trustee of The Adrian Gilma Sircy Family Trust,** Grantee. Said property conveyed herein is described as follows:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the easterly side of the present River Road and being a portion of a 145.66 acre tract of land described in deed from Mrs. Nannie Rucker, et al, to Carsie Sircy and wife, as of record in Book 1194, Page 12, Register's Office for said county, described according to a survey made by S.H. Hutchison in January 1959 as follows:

Beginning at a point in the center of the present River Road 1009 feet from the northwest corner of said 145.66 acre tract; thence with the center of said road south 8 degrees and 30 minutes west 266 feet to a point in the center of said River Road; thence leaving said road and going south 83 degrees east 136 feet to a stake; thence north 8 degrees and 30 minutes east 265 feet to a stake; thence north 82 degrees and 30 minutes west 136 feet to the point of beginning, being a part of the same property conveyed to Carsie Sircy and wife, Willie C. Sircy, by deed of record in Book 1194, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A.G. Sircy and wife, Deannie G. Sircy, by Warranty Deed, from Carsie Sircy and wife, Willie C. Sircy, of record in Book 2879, Page 177, dated, February 26, 1959, Register's Office for Davidson County, Tennessee. Deannie G. Sircy having since died.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of February, 2012.

A. G. Sircy by Thomas H. Sircy, AIS
A.G. Sircy
By: Thomas H. Sircy, Attorney-in-Fact

** Pursuant to General Durable Power of Attorney of record in Instrument No. 20010523-0053270, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas H. Sircy**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of A.G. Sircy for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for A.G. Sircy, and is authorized by A.G. Sircy to execute this instrument on his behalf.

Witness my hand and seal, at office, this 3rd day of February, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County