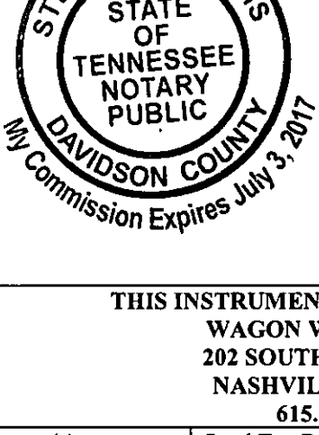
BILL GARRETT, Davidson County
Trans:T20130071991 DEEDWARR
Recvd: 08/20/13 14:57 2 pgs
Fees:13.00 Taxes:212.75
20130820-0087843

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James H. Morphis	State Farm Bank, FSB	
606 N. GRAYCROFT AVE	111 Corporate Office Dr, #300	42-11-0-19
MADISON, TN 37115	Earth City, MO 63045	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL JOYCE WACHTER, EXECUTOR OF THE ESTATE OF MARY ELIZABETH SIRCY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES H. MORPHIS, UNMARRIED** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Morning View Subdivision, Section One of record in Plat Book 2133, Page 95, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie B. Sircy and wife, Mary E. Sircy by deed from A. J. Coleman and wife, R.M. Eller of record in Book 2345, Page 403, Register's Office for Davidson County, Tennessee, dated February 10, 1955, dated March 1955. Said Willie B. Sircy having since died and Mary E. Sircy having since died. Also see probate of the Estate of Mary Elizabeth Sircy in The Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), Docket No. 12P1723.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 606 N. Graycroft Ave., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2013.

Estate of Mary Elizabeth Sircy

Carol Joyce Wachter
Carol Joyce Wachter, Executor

Carol Joyce Wachter
Carol Joyce Wachter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Watchter individually and as the Executor of the Estate of Mary Elizabeth Sircy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public