WARRANTY DEED

BOOK 4359 PAGE 640

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Don Staggs (NAME)	Same (NAME)	12D-32425
3066 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 60-2 Par. 77
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100 ---------- ---------- *Dollars,* cash in hand paid by Larry Don Staggs and wife, Anita Sheryl Staggs, and other good and valuable consideration, the receipt of all of which is hereby acknowledged; and the assumption by the said Larry Don Staggs and wife, Anita Sheryl Staggs, of a note dated October 26, 1961, in the principal sum of $13,800.00, secured by deed of trust from Elliehue Hollis, Jr. and wife, Helen H. Hollis, to Miller Kimbrough, Trustee, recorded in Book 3295, page 65, Register's Office for Davidson County, Tennessee, and on which there is now owing the sum of $11,987.47, and further see over

We, Elliehue Hollis, Jr. and wife, Helen H. Hollis

have this day bargained and sold, and do hereby transfer and convey unto the said

Larry Don Staggs and wife, Anita Sheryl Staggs, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 199, Register's Office for said County.

Said Lot No. 11 fronts 74.42 feet on the northeasterly side of Richmond Hill Drive and extends back 120 feet on the northwesterly line and 125.6 feet on the southeasterly line to a dead line measuring 78.9 feet thereon.

Being the same property conveyed to Elliehue Hollis, Jr. and wife, Helen H. Hollis, by deed from Gaines Home Building Corporation, of record in Book 3286, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Lien for sewage services referred to in deed of record in Book 3185, p.143, R.O.D.C. Tenn

Easements, setback line and conditions of owners certificate shown on plan of record in Book 2900, p.119, R.O.D.C. Tennessee, and

Restrictive covenants contained in instrument of record in Book 3136, p.52, amended in instrument of record in Book 3253, p.591, R.O.D.C. Tenn.

This deed prepared by:
James R. Sasser, American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 22nd day of August 19 69

Affiant Larry D Staggs

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public Elizabeth H Davis

This is { unimproved / improved (X) } property, known as 3066 Richmond Hill Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Larry Don Staggs and wife, Anita Sheryl Staggs, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as aforesaid and taxes for 1969

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry Don Staggs and wife, Anita Sheryl Staggs, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* August, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elliehue Hollis

Helen H. Hollis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Dasso *a Notary Public in and for said County and State,* Elliehue Hollis, Jr. and wife, Helen H. Hollis

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 22nd *day of* August, *1969.*

Raymond H Dasso *Notary Public*

Commission expires My Commission Expires April 21, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

The grantee further agrees to assume the obligations of the original borrower Elliehue Hollis, Jr. and wife, Helen H. Hollis for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

AUG25 68	CONV	15,000.00			
AUG25 68 S'TAX			A*	39.00	
AUG25 68 PB'FEE			A*	.50	
AUG25 68	W'DEED		A*	3.00	* 42.50

WARRANTY DEED

FROM

Elliehue Hollis, Jr. et ux

TO

Larry Don Staggs, et ux

A 51731

IDENTIF. REFERENCE

AUG 25 8 49 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE