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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Armond Dale Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF December, 1969.

Notary Public

MY COMMISSION EXPIRES: 5-3-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Clyde P. Holland
Law Firm, Warfield, Entrekin & Jones, Third National Bank Bldg.
NAME ADDRESS
Nashville, Tennessee, 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Armond Dale Staggs (NAME)	First & Mid-South Mortgage Co. (NAME)	Map. 57 L
720 Carmel Avenue (STREET ADDRESS OR ROUTE NUMBER)	410 Union (STREET ADDRESS)	Par. 104
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	FW

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 HEREBY ACKNOWLEDGED, WE, JAMES R. McMAHAN AND WIFE, ELISE McMAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARMOND DALE STAGGS AND WIFE, JANICE P. STAGGS

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:

Land in Davidson County, Tennessee, being Lot No. 30 and the easterly 6 feet of Lot No. 29, Revised Map of Rainbow Terrace, Block C, of record in Book 1130, page 85, Register's Office for said County.

Said lot and part of lot adjoin and front together 56 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear measuring 56 feet thereon.

Being the same property conveyed to James R. McMahan and wife, Elise McMahan, by deed from Dorothy L. Lowery and husband, Thomas Lowery, of record in Book 2021, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1380, page 88, RODC, Tennessee and, the plan of record in Book 1130 page 85, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Carmel Avenue and a 5 foot easement for public utility purposes along the rear line of said lot.

This is (unimproved ( ) / improved (X)) property, known as 720 Carmel Avenue, Madison, Davidson Co., Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hands this 26th day of December, 1969

James R. McMahan

Elise McMahan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. McMAHAN AND WIFE, ELISE McMAHAN

the bargainor S, 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 26 day of December 1969.

Commission expires 1-3-70

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES R. McMAHAN AND WIFE
ELISE McMAHAN

TO

ARMOND DALE STAGGS
AND WIFE, JANICE P. STAGGS

A 6 4 6 5 6

IDENTIF. REFERENCE

DEC 30 10 49 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC30'69	CONV	12,500.00			
DEC30'69	S'TAX		B*	32.50	
DEC30'69	PR'FEE		B*	.50	
DEC30'69	W'DEED		B*	3.00	* 36.00