This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 4508 PAGE 682 FOLK, JR. FORM

TTC: 220516

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-1-19	Mr/Mrs Melvin J. Staggs same as below	Noel-Palmer Mortgage Company Stahlman Building Nashville, Tennessee 37201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-6066	227 Wallace Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUN-7[illegible]	CONV	17,900.00			
JUN-7[illegible]	S'TAX		A*	46.54	
JUN-7[illegible]	PR'FEE		A*	.50	
JUN-7[illegible]	W'DEED		A*	3.00	* 50.04

JULIA M. HAYDEN, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MELVIN J. STAGGS and wife, MARY STAGGS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 235 on the Plan of Hillbrook, Section Two, as of record in Book 3300, page 12.

Said lot fronts 78 feet on the south side of Wallace Road and runs back 151.7 feet on the west line and 153.3 feet on the east line, to a dead line in the rear on which itmeasures 78 feet.

Being the same property conveyed to Julia M. Hayden, a widow, by deed from B. H. Mayberry and wife, as of record in Book 4290, page 122.

This conveyance is made subject to restrictions of record in Book 3277, page 482, as amended by instrument of record in Book 3286, page 375.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of June, 1971.

Julia M. Hayden

Julia M. Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4508 PAGE 683

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Julia M. Hayden, a widow the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 3rd day of June, 1971.

Reau E. Folk Jr
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
JULIA M. HAYDEN, A WIDOW

TO
MELVIN J. STAGGS AND WIFE

B 17846

IDENTIF. REFERENCE

JUN 7 3 45 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public