BOOK 4945 PAGE 486

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

James R. Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James R. Staggs (NAME)	Commerce Union Bank (NAME)	Map 74-8
330 Bonnavue Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Par 88
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D 34412

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, CLARENCE E. McGEE and wife, LYNDA S. McGEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. STAGGS and wife, SHARON A. 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. 677 on the plan of Section Seven, Hermitage Hills, of record in Book 3300, page 62 & 63, Register's Office for said County.

SAID Lot No. 677, which is a corner lot, fronts 122.94 feet on the northerly margin of Bonnavue Drive and fronts 106.16 feet on the southeasterly margin of Bonnalee Drive, said frontages being joined by a curve having a length of 35.42 feet, and extends back 102.7 feet on the northeasterly line and 128.5 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Clarence E. McGee and wife, Lynda S. McGee by deed from Johnson Homes, Inc., of record in Book 4068, and page, 878, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 330 Bonnavue Drive, Hermitage, Tennessee 37076
(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 22nd day of August, 1975

Clarence E. McGee

Lynda S. McGee

RICB

STATE OF TENNESSEE
Davidson County

BOOK 4945 PAGE 487

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. McGee and wife, Lynda S. McGee

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 22nd day of August 1975

Commission expires 5-1-76

John V. DeMoss
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
CLARENCE E. McGEE, ETUX

TO
JAMES R. STAGGS, ET UX

D 12938

IDENTIF. REFERENCE

AUG 26 3 21 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Book 1 Book 8
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

AUG 26	CONV	23,500.00		
AUG 26 75	S'TAX		A*	61.10
AUG 26 75	PR'FEE		A*	.50
AUG 26 75	W'DEED		A*	4.00
			*	65.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.