FORM NO. WD-1

BOOK 5016 PAGE 329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$23150.00 Leonard Staggs

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1976

Martha Sue Blair

Notary Public

MY COMMISSION EXPIRES: 1-21-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Plus City Properties (NAME) 182 Thompson Lane Nashville, Tennessee 37211 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leonard Vernon Staggs Jr<br>~~Frances Beasley Staggs~~ (NAME) | Mortgage Associates, Inc. (NAME) | 3D-35525 |
| 2110 Jade Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 28146 (STREET ADDRESS) | 95-14 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Alanta, Georgia 30328 (CITY) (STATE) (ZIP) | 29 |

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, Kenneth P. Neil and wife, Paula M. Neil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Vernon Staggs, Jr. and wife, Frances Beasley 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. 60 on the Plan of Elm Hill Acres, Section 1, as of record in Book 2331, Page 67, Register's Office for said County.

Said Lot No. 60 fronts 70 feet on the north side of Jade Drive and runs back 225 feet between parallel lines to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Kenneth P. Neil and wife, Paula M. Neil by deed as of record in Book 4673, Page 678 in Register's Office for said County.

THIS conveyance is subject to the restrictive convenants of record in Book 2442, Page 464, aforesaid Register's Office.

unimproved ( )
This is improved (XX) property, known as 2110 Jade Drive, (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 15th day of April, 1976

Kenneth P Neil

Paula M. Neil

STATE OF TENNESSEE
Davidson County

BOOK 5016 PAGE 321

Personally appeared before me, Martha Sue Haynes, a Notary Public in and for said County and State, the within named Leonard Vernon Staggs and wife, Frances Beasley Staggs

the bargainors, with whom I am personally acquainted, and who acknowledged that Leonard Vernon Staggs, Et Ux executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April 1976

Commission expires 1-21-80

Martha Sue Haynes
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

Maid

TO

Plaus City Properties

182 Plaus Lane

Goodlettsville Tenn 37072

D 45144

IDENTIF. REFERENCE

APR 19 10 12 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| APR 19 76 | CONV | 23,150.00 | | |
| APR 19 76 | S'TAX | | B* | 60.06 |
| APR 19 76 | PR'FEE | | B* | .50 |
| APR 19 76 | W'DEED | | B* | 4.00 |
| | | | * | 64.56 |