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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 $

$ 33,000.00 Melvin J. Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 1976

Patricia S. Lee
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN J. STAGGS (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	MAP 148-6
3723 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchaster Avenue (STREET ADDRESS)	PAR 29
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Anaheim, Calif. 92803 (CITY) (STATE) (ZIP)	5DU-02233

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, GEORGE R. JOHNSON et ux BERTIE L. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN J. STAGGS et ux M. JEANETTE 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. 149 on the plan of Haywood Acres, Section Four, of record in Plan Book 2900, page 93, Register's Office for said County.

SAID Lot No. 149 fronts 110 feet on the westerly margin of East Ridge Drive and extends back 258.19 feet on the northerly line and 253.46 feet on the southerly line to a dead line in the rear, measuring 110.07 feet thereon.

BEING the same property conveyed to George R. Johnson and wife, Bertie L. Johnson by deed from Harold E. Stewart and wife, Virginia E. Stewart of record in Book 4653, page 976, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 3723 East Ridge Drive (House Number) (Street) Nashville, TN 37211 (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 hand s this 19TH day of MAY, 1976

George R. Johnson

Bertie L. Johnson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE R. JOHNSON et ux BERTIE L. JOHNSON

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 19TH day of MAY 19 76

Commission expires 9-8-79

Patricia L. Steele
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
GEORGE R. JOHNSON

TO
MELVIN J. STAGGS

D 50159

IDENTIF. REFERENCE

MAY 20 3 14 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAY 20 76	CONV	33,000.00			
MAY 20 76	S'TAX		B*	85.80	
MAY 20 76	PR'FEE		B*	.50	
MAY 20 76	W'DEED		B*	4.00	* 90.30

Attorneys Title Company
Titles Guaranteed

WILKINS, ADAMS & WEEMS ATTORNEYS
NASHVILLE, TENN.
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Row 1 - 30 x 8