This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5175 PAGE 624

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce M. Staggs & Rosemary H. Staggs (NAME)	The Chamberlain Company (NAME)	8D-8675
6705 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsay Street (STREET ADDRESS)	102-7-PAR. 43
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Chattanooga, Tennessee 37403 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------
----------($10.00) ---------- *Dollars,*

cash in Hand paid by Bruce M. Staggs and wife, Rosemary H. Staggs, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John B. Duncan and wife, Beverly B. Duncan,

have this day bargained and sold, and do hereby transfer and convey unto the said Bruce M. Staggs and wife, Rosemary H. Staggs, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45 on the Plan of Sec. 26, Charlotte Park as of record in Book 3700, page 91, Register's Office for said County.
Said Lot No. 45 fronts 80 feet on the northerly side of Upton Lane, and extends back 113.37 feet on the westerly line and 105 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 107.58 feet.

Being the same property conveyed to John B. Duncan and wife, Beverly B. Duncan, by deed from Carl W. Smithson and William H. Smithson, partners d/b/a Smithson Construction Company, of record in Book 4165, page 205, Register's Office for said County.

This conveyance is made subject to 10-foot easement for public utilities along the easterly side line and the northerly rear lines, and a 30-foot setback line from Upton Lane, and conditions of owner's certificate, as shown on plan of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee; and to restrictive covenants of record in book 4065, page 67, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 25th day of July 19 77

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 6705 Upton Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Bruce M. Staggs and wife, Rosemary H. Staggs, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except taxes for 1977 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bruce M. Staggs and wife, Rosemary H. Staggs, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 25th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ John B. Duncan

/s/ Beverly B. Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary W. Ashburn *a Notary Public in and for said County and State,* John B. Duncan and wife, Beverly B. Duncan,

*the within named 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
this 25th *day of* July, *19* 77

Mary W Ashburn
Notary Public

Commission expires 2/5/78

NOTARY PUBLIC Davidson County, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

2320552

WARRANTY DEED

FROM

John B. Duncan et ux.

TO

Bruce M. Staggs et ux.

JUL 26 77	CONV	37,500.00			
JUL 26 77	S'TAX		B*	97.50	
JUL 26 77	PR'FEE		B*	.50	
JUL 26 77	W'DEED		B*	4.00	* 102.00

E 16494

IDENTIF. REFERENCE

JUL 26 1 04 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238