BOOK 5621 PAGE 464

8068 07/07 114.66- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,609.43 Vernon Ray Staggs, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd. DAY OF July 19 80

Grace N. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon R. Staggs, Jr. (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	162-3
281 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2588 (STREET ADDRESS)	Par. 168
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-51050

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, Byron F. Stephens and wife, Leigh H Stephens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon R. Staggs, Jr., Single

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. 1 on the plan of Antioch Park, Section 5 (Reserved Parcel A) of record in Book 4715, page 187, Register's Office for said County.

Said Lot No. 1 fronts 91.20 feet on the southerly margin of Bart Drive, said plat showing a roadway dedication affecting the northwesterly corner of said lot, and extends back 148.5 feet on the easterly line and 103.74 feet on the westerly line to a dead line in the rear, measuring 107.62 feet thereon

Being the same property conveyed to Byron F. Stephens by deed from O. W. Cooper and wife, Helen B. Cooper of record in Book 5339, page 820.

Grantees hereby assume and agree to pay the mortgage held by Fidelity Federal Savings and Loan Association of record in Book 5339, page 822. The escrow account and insurance is to be transferred to Grantees.

This conveyance is subject to Restrictive Covenants of record in Book 4562, page 949, said Register's Office.

The Plan of record in Book 4715, page 187, said Register's Office, which shows a 30 foot minimum building setback line from Bart Drive and a 10 foot easement for public utility purposes along the rear and westerly lines of said lot. Also a 2.5 x 30 foot utility anchor easement located on the northeasterly front corner of said lot. NOTE: There appears of record in Book 4927, page 141, said Register's Office, an instrument which purports to reduce the minimum building setback line from 30 feet to 20 feet on said plat.

Byron F. Stephens and Jerry F. Stephens are one and the same person

This is unimproved ( ) improved (X) property, known as 281 Bart Drive., Antioch, Tennessee 37013
(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 my hand this 3rd. day of July, 19 80

Byron F. Stephens

Leigh H. Stephens

STATE OF TENNESSEE
Davidson County

BOOK 5621 PAGE 465

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Byron F. Stephens and wife, Leigh H. Stephens

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd. day of July 1980

Commission expires ~~7/19/81~~ 6/13/81

R. Dan Walker
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

F.9641.0

WARRANTY DEED

FROM Byron F. Stephens

TO Vernon Ray Staggs, Jr.

T
IDENTIF. REFERENCE

JUL 7 1 01 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5621 PAGE 466

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41609.43- CO	
			108.16 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 114.66-	
B088A07/07/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.6.4.1.0

IDENTIF. REFERENCE

JUL 7 1 81 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 766431