ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
STEPHEN M. STAGGS et ux (NAME)	SAME (NAME)	160-12-109
5522 Wakefield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DU-39948
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5751 PAGE 459

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

G. PHILLIP ANDERSON, TRUSTEE with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN M. STAGGS and wife, LAUREL C. STAGGS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Granberry Heights, Section III, as of record in Book 4955, page 26, Register's Office for said County.

Said Lot No. 26 fronts 128.0 feet on the southerly margin of Wakefield Drive, and extends back between parallel lines, 150.00 on the easterly line and 158.34 feet on the westerly line, to a line on the rear which is a broken line, on which it has a total measurement of 157.98 feet.

Being all the same property conveyed to G. Phillip Anderson, Trustee by deed from Sally Wilkerson Colley (formerly Sally Wilkerson) and husband, Virgil Edward Colley, of record in Book 5724, page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 5084, page 196; to the limitations shown on the Plan of record at Book 4955, page 26, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full

~~XXXXXXXX~~ ( )
This is improved (XX) property, known as 5522 Wakefield Drive, Brentwood, Tennessee 37027
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1st day of June, 19 81.

G. Phillip Anderson, Trustee

G. PHILLIP ANDERSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5751 PAGE 460

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. PHILLIP ANDERSON, TRUSTEE

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 1st day of June, 19 81.

My commission expires April 22, 1984 Notary Public Barbara McBee

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 82,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Dr Stephen M. Staggs

Sworn to and subscribed before me this 1st day of June, 19 81

My commission expires 10-21-84 Notary Public

This instrument was prepared by:
G. PHILLIP ANDERSON, Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215
Name Address

RUSH

8612 WARRANTY DEED 06/01 221.00 CHECK

FROM G. PHILLIP ANDERSON, TRUSTEE

TO STEPHEN M. STAGGS and wife, LAUREL C. STAGGS

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. ELLISON REGISTER
DAVIDSON COUNTY, TENN.
JUN 1 2 12 PM '81

IDENTIF. REFERENCE

54145

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5751 PAGE 461

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

82500.00-	CO
214.50	CO TX
.50	PRFEE
6.00	MDEED
CHECK	221.00-
6612A06/01/81 BJL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 1 4 5

IDENTIF. REFERENCE

JUN 1 2 12 PM '81

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

No. 824799