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BOOK 5992 PAGE 847

FORM NO. WD-1

IDENTIF. REFERENCE

JAN 14 9 37 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES: 4-17-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Nazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mae Ruth Sanders (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	MAP 50-15
3217 Crislynndale Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main St. Fairfax Square #200 (STREET ADDRESS)	PAR 093
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	12DZ-31060

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, Eddie W. Staggs and wife Iris F. Staggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mae Ruth Sanders and Lucy R. Tucker

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. 558 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eddie W. Staggs and wife, Iris F. Staggs, by deed from Jim D. Stevens, Trustee, of record in Book 4552, page 928, Register's Office for Davidson County, Tennessee.

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

This is [ ] unimproved, [ ] improved property, known as 3217 Crislynndale Drive (House Number) (Street) Nashville, TN, 37212 (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 said 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 13TH day of JANUARY, 1983

Eddie W. Staggs

Iris F. Staggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie W. Staggs and wife Iris F. Staggs

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 13TH day of JANUARY, 1983

Commission expires 4-17-83

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
Eddie W. Staggs

TO
Mae Ruth Sanders

PREPARED BY:
SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

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

RECEIVED OF _____

FOR _____

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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
			47000.00- CO	
			122.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.70-	
1197A01/14/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 0 9 0

IDENTIF. REFERENCE

JAN 14 9 37 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 921270