File 26

ADDRESS (NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peggy H. Tilley (NAME)	Fleet Mortgage Co (NAME)	102-7
6705 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 316 (STREET ADDRESS)	43
Nashville, TN (CITY) (STATE) (ZIP CODE)	Milwaukee, Wis 53200 (CITY) (STATE) (ZIP CODE)	

BOOK 6789 PAGE 533

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of note payable to Fleet Mortgage Corp. in the approximate balance of $32,884.23 and secured by instrument recorded in Book 5174, page 626, Register's Office Davidson County, Tennessee

Bruce M. Staggs and wife
Rosemary H. Staggs

have bargained and sold, and by these presents do transfer and convey unto the said Peggy H. Tilley

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. 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 Land 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 porperty conveyed to Bruce M. Staggs and wife, Rosemary H. Staggs by deed from John B. Duncan and wife of record in Book 5175, page 624, Register's Office for Davidson County, Tennessee.

7.13655

IDENTIFICATION REFERENCE

JAN 24 11 40 AM '86

unimproved ( )
This is improved ( ) property, known as 6705 Upton Land (House Number) (Street)
Nasvhville Tennessee
(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. except 1986 taxes; restrictive covenants Bk 4065,pg 67, amended Bk4142,pg 166; Plan of record Bk 3700 pg 91.

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 10th day of January, 19 86.

Bruce M. Staggs

Rosemary H. Staggs

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

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County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Bruce M. Staggs and wife, Rosemary H. Staggs

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 10th day of January, 19 86.

NOTARY PUBLIC

My commission expires:

10-24-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Peggy H. Tilley

Sworn to and subscribed before me

this 10th day of January, 19 86.

My Commission expires 10-24-88 Notary Public

This instrument was prepared by:

Gail Pigg, Attorney First Floor Suite, 219 2nd Ave., N., Nashville, TN

Name Address 37201

WARRANTY DEED

FROM

Bruce M. Staggs and wife, Rosemary H. Staggs

TO

Peggy H. Tilley

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

[illegible]
170.00 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 199.[illegible]-
05/13AL1/24/96 3:[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-13-95

IDENTIFICATION REFERENCE

JAN 31 11 01 AM '96

FELIX Z. WILSON, II

No. 213598