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File 96

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS:
James M. Staggs and wife, Cheryl W. Staggs	Same	Map 144-16
1718 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	No Mortgagee (STREET ADDRESS)	Parcel #25
Nashville, Tn. (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and 00/100---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged.

C. Alex Brown and wife, Eddie Mae Brown

have bargained and sold, and by these presents do transfer and convey unto the said James M. Staggs and wife, Cheryl W. 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. 301 on the Plan of Otter Creek Hills Section Three, as of record in Book 3106, Page 76, Register's Office for Davidson County, Tennessee, for a more complete description reference to said Plan is hereby made.

Being the same property conveyed to C. Alex Brown and wife, Eddie Mae Brown by deed from C. Alex Brown of record in Book 2701, page 411, and by deed from G. T. Developers, Inc. of record in Book 3133, page 569, said Register's Office for Davidson County, Tennessee.

57018

IDENTIFICATION REFERENCE

OCT 28 8 32 AM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1718 Otter Creek Road (House Number) (Street)
Nashville, 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. subj. to 1986 taxes; Plan of record in Book 3106, pg. 76

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 22nd day of October, 19 86.

C. Alex Brown

Eddie Mae Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named C. Alex Brown and wife, Eddie Mae Brown

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 19 86.

My commission expires ~~10/24/88~~ 9/11/90 Notary Public Kimberly C. Reed

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

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 $ 147,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 22nd day of October, 19 86.

My commission expires ~~10/24/88~~ 9/11/90 Notary Public Kimberly C. Reed

This instrument was prepared by:

Gail Pigg, Atty. 219 Second Ave. N. Nashville, Tn. 37201

Name Address

WARRANTY DEED

FROM C. Alex Brown and wife,

TO Eddie Mae Brown

James M. Staggs and wife,

Cheryl W. Staggs

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
			147[illegible].00- CAPIT.	
			41[illegible].60 CSTAX	
			.50 PREC	
			6.00 WDF D	
			CHECK 413.10-	
			B938A10/28/86 3AL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57018

IDENTIFICATION REFERENCE

OCT 28 8 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05070