THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00254566

Bk 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Steagall, Jr. (NAME)	Citizens & Southern Mortgage (NAME)	MAP 136-7
104 Delcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	PARCEL 24
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	

BOOK 7248 PAGE 872

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by James W. Steagall, Jr. and wife, Majoria C. Steagall and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Gregory W. Haynes

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Steagall, Jr. and wife, Majoria C. Steagall *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Priest Lake Park Subdivision, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.

Said Lot No. 43 fronts 99.00 feet on the North side of Del Crest Drive and extends back 140.00 feet on the East line and 140.00 feet on the West line to a dead line, measuring 99.00 feet thereon.

Being the same property conveyed to Gregory W. Haynes, by deed from Alan D. Miller and wife, Denise Miller, of record in Book 5814, page 237, Register's Office of Davidson County, Tennessee.

FELIX Z. WALSH, REGISTER
DAVIDSON COUNTY, TN
MAY 27 2 05 PM '87

IDENTIFICATION REFERENCE

2 9 9 4 6.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,900.00

Subscribed and sworn to before me this the 21st *day of* May, *19* 87

My commission expires 5-13-90 *(Affix Seal)*

Affiant

Notary Public

This is improved (unimproved) property, known as 104 DELCREST DRIVE, Nashville, TN 37217 *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21st *day of* May, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gregory W. Haynes

Gregory W. Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Gregory W. Haynes

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

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* May, *19* 87

Notary Public

Commission expires 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____.

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

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

81900.00- CAMT.
229.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 235.82-
1847A05/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29946

IDENTIFICATION REFERENCE

MAY 27 2 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86303