FORM No. WD-1

of 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Larry D. Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 89

C. Aaron Adams
Notary Public A. Aaron Adams

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
LARRY D. STAGGS (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 83-16
2695 Fortland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 19000 (STREET ADDRESS)	PARCEL 52
Nashville, TN 37206 (CITY) (STATE) (P O ZIP)	DALLAS, TX 75219-9000 (CITY) (STATE) (ZIP)	

FOR AND 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, BILLY LAMARR BREEDING AND WIFE, VIRGINIA BREEDING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY D. STAGGS, an unmarried person

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. 234 on the Plan of Fortland Park, Section Two, Addition One, which is of record in Plat Book 2854, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Billy Lamarr Breeding and wife, Rhonda T. Breeding, by deed of record in Book 5057, page 508, Register's Office for Davidson County, Tennessee.
The said Rhonda T. Breeding having since died, title now vests in Billy Lamarr Breeding.

Virginia Breeding, spouse of Billy Lamarr Breeding, joins in this conveyance for purpose of conveying any rights, title or interest she may have in the property, marital or otherwise.

9.1.437

IDENTIFICATION REFERENCE

DEC 22 1 29 PM '89

DAVIDSON COUNTY, TN

This is unimproved (XX) property, known as 2695 Fortland Drive, Nashville, TN 37206
(House Number) (Street) (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 heir 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 covey 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. 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 hand s this 21st day of December, 19 89

Virginia Breeding
VIRGINIA BREEDING

Billy Lamarr Breeding
BILLY LAMARR BREEDING

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8010 PAGE 944

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~BILLY LAMARR BREEDING AND WIFE, VIRGINIA BREEDING~~, 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 GOODLETTSVILLE, Tennessee, this 21st day of December 1989.

Commission expires January 21, 1990

A. Aaron Adams
A. Aaron Adams Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

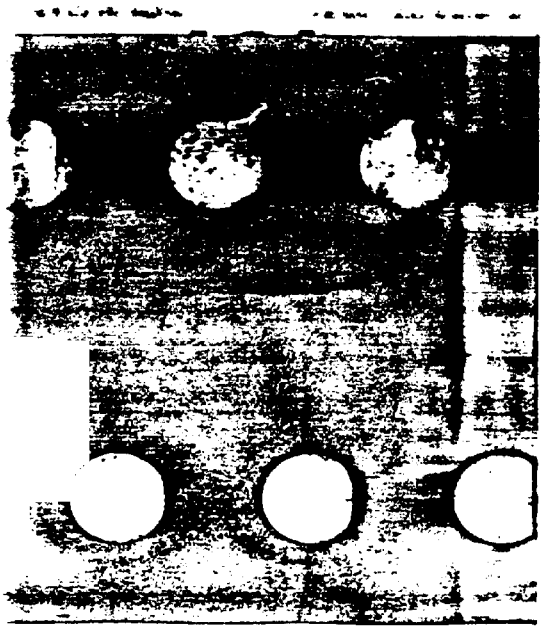
WARRANTY DEED

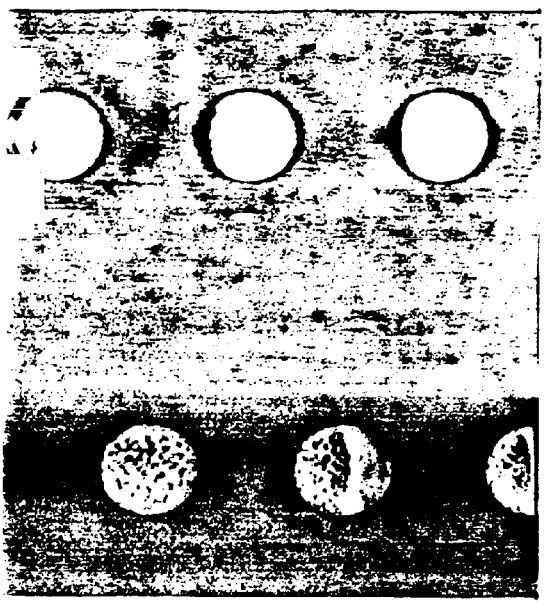
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8010 PAGE 945

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91437

IDENTIFICATION REFERENCE

DEC 22 1 29 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 278450

RECORDER'S MEMO

Legibility of Writing, Typing or Printing
Document Unsatisfactory When Received