THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072 mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles L. Walker, et al 313 Granny Ave Nashville, Tn. 37205	Same as New Owner	Map 61-6 Parcel 50 Field Book I.D.# 12DZ 10555

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES WILLIE STAGGS and wife, WILLIE IRENE STAGGS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CHARLES L. WALKER and RICHARD M. KIMBRO, JR., as tenants in common, each owning a one-half undivided interest, hereinafter referred to as 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 part of Lot No. 2 shown on the Map of D. H. Thompson's Subdivision on the south side of Maplewood Lane, not of record, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., dated December 30, 1961, as follows:

BEGINNING at a point in the center line of Maplewood Lane, .2 mile west from Hutson Avenue, being the corner of Lots No. 1 and 2; thence with the line between said lots, along a fence, South 24 deg. 44' West 527 feet to a point; thence North 83 deg. West 146 feet to the line of Lot No. 3; thence with the line between Lots No. 2 and 3, northerly 505 feet to the center line of Maplewood Lane; thence with the center line of the same, South 85 deg. 52' East 150 feet to the point of beginning.

BEING the same property conveyed to Charles Willie Staggs, et ux, Willie Irene Staggs, by deed from Wilford W. Widener, et ux, Julia B. Widener, of record in Book 4353, page 388, Register's Office for Davidson County, Tennessee.

The current mailing address for said property is: 546 Maplewood Lane, Nashville, Tennessee, 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid in full by the GRANTEES when they become due.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 6th day of February, 1991.

"GRANTORS"

CHARLES WILLIE STAGGS

WILLIE IRENE STAGGS

"GRANTEES"

CHARLES L. WALKER

RICHARD M. KIMBRO, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WILLIE STAGGS and wife, WILLIE IRENE STAGGS, and CHARLES L. WALKER and RICHARD M. KIMBRO, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

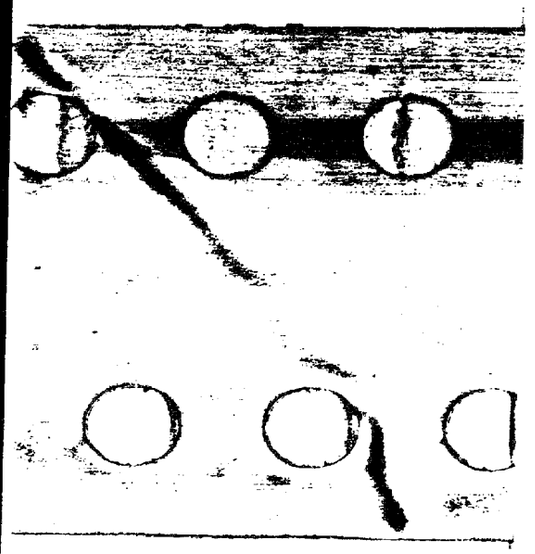
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IDENTIF. REFERENCE

FEB 8 11 35 AM '91

DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8289 PAGE 801

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

CAMT 32000.00
CON TX 105.60
PRFEE 1.00
WDEED 6.00
TOTAL ~~112.60~~
CHECK ~~112.60~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/91 01 11:34 0001 5355

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IDENTIF. TREFERENCE

FEB 8 11 35 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 395680