data\whitaker.wd

Map 187, Part of Parcel 82

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
New Owner

BOOK 8375 PAGE 637

New Owner:

Glenn Edward Whitaker and wife,
Teresa G. Whitaker
231 British Woods Drive
Nashville, Tennessee 37217

Mortgagee:

Dominion Bank of Middle Tennessee
Attn: Rufus Bagsby
198 East Main
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Hiram E. Staggs and wife, Heidi M. Staggs, Grantors, have bargained and sold and by these presents do transfer and convey unto Glenn Edward Whitaker and wife, Teresa G. Whitaker, Grantees, their heirs and assigns, the property described as follows:

Property located in the 5th Civil District of Davidson County, Tennessee and being the southern portion of parcel #82 on tax map #187; bounded on the south by W.A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R.H. Kester, Deed Book 6875, page 70; on the north by the remaining property of Hiram E. Staggs and wife, and on the east C.W. Fann, Deed Book 102, page 209 as recorded in the Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Fann Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N-85 deg. 07' 00"-W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N-4 deg. 50' 00"-E, 180.13' to an existing iron pin at a fence corner; thence N-5 deg. 06' 49"-E, 166.04' to an iron pin the NW corner of this tract; thence S-84 deg. 22' 48"-E, 644.13' to an iron pin the NE corner of this tract; thence S-57 deg. 34' 00"-W, 9.01' to an iron pin; thence S-4 deg. 53' 00"-W, 332.33' to an iron pin, the point of beginning and containing 5.00 acres more or less, according to survey by Gaylon W. Northcutt, Tennessee, R.L.S., No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Also included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hiram E. Staggs et ux by deed of record in Book 6449, page 549, said Register's Office.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto 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 property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) easement and Land Owner's Association in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee, (2) an easement and other rights and obligations of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee, (3) any easement for Kidd Road, Fann Road, and Rice Hill Road, (4) Restrictive covenants in Book 6436, page 454, Register's Office of Davidson County, Tennessee, and Book 504, page 496, Register's Office of Williamson County, Tennessee, (5) subject to overhead line easement to Metropolitan Government of Nashville and Davidson County, Electric Power Board, at Book 6769, page 192, Register's Office of Davidson County, Tennessee, (6) 1991 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 14th day of June, 1991.

Hiram E. Staggs

Heidi M. Staggs

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

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Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, Hiram E. Staggs and wife, Heidi M. Staggs, the within named bargainers, 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 14 day of June, 1991.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4343 06/17 0101 03CHECK 120.55

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty-three Thousand Five Hundred & no/100 Dollars ($33,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14 day of June, 1991.

Marie A Sweeney
NOTARY PUBLIC

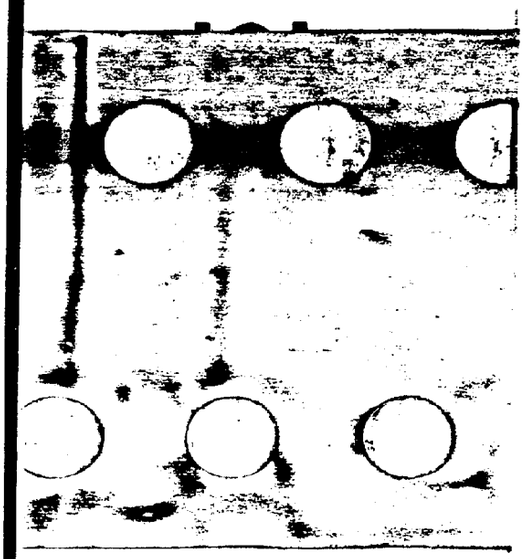
My Commission Expires: 7-2-94

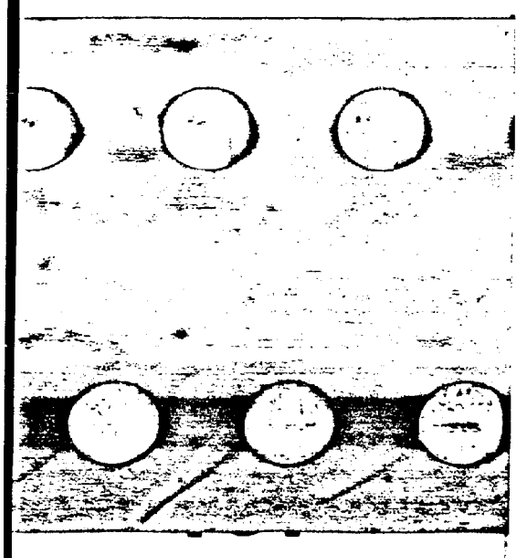
MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

22661

Jun 17 12 17 PM '91

PICK-UP





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 640

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	33500.00
CON TX	110.55
PRFEE	1.00
WDEED	9.00
TOTAL	120.55
CHECK	120.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0520 0001 4343

22661.

JUN 17 12 17 PM '91

No. 431382