PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32676)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 226,900.00.

Affiant

Sworn and subscribed before me this
15th day of December, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
Keith A. Coffee
1718 Otter Creek Road
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
Countrywide Funding Corporation
155 N. Lake Avenue
Pasadena, California 91109

MAP-PARCEL NUMBERS
144-16-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Staggs and spouse, Betty M. Staggs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith A. Coffee and spouse, Adele Franzblau,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 301 on the plan of Otter Creek Hills Section Three, of record in Book 3106, page 76, Register's Office for said County.

SAID Lot No. 301 fronts 214.2 feet on the northerly margin of Otter Creek Road and extends back 556.8 feet on the broken easterly line and 564.4 feet on the westerly line to a dead line in the rear, measuring 239.5 feet thereon.

BEING the same property conveyed to William B. Staggs and wife, Betty M. Staggs by deed from Phillip L. Crawford, Trustee, of record in Book 8156, Page 799, Register's Office for said County.

7.45 5 3.

IDENTIFICATION REFERENCE!

Dec 17 10 49 AM '92

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN

2668 12/17 0101 03CHECK 848.53

This is improved property, known as: 1718 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1992.

William B. Staggs

Betty M. Staggs
Betty M. Staggs

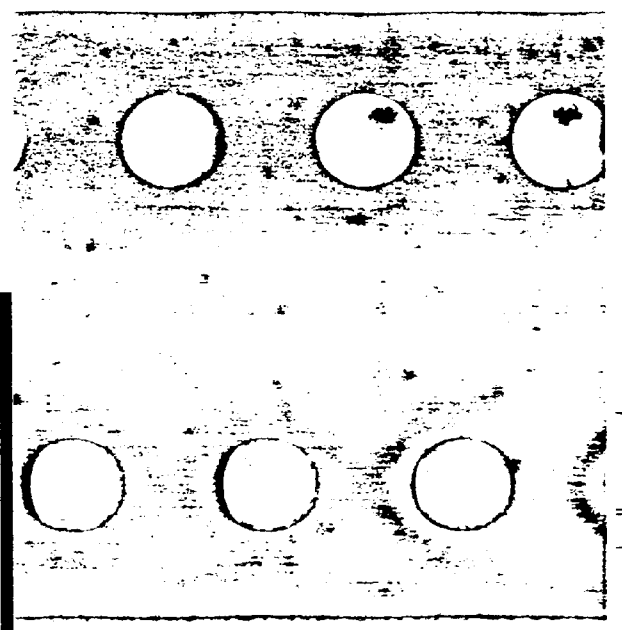
State of Tennessee
County of Davidson

On this 15th day of December, 1992, before me the undersigned authority, personally appeared **William B. Staggs** and **Betty M. Staggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8816 PAGE 403

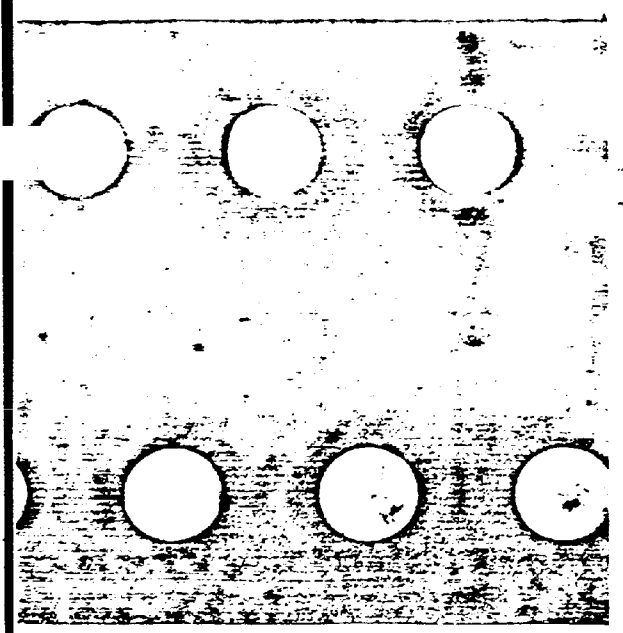
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
226900.00
CON TX 839.53
PRFEE 1.00
WDEED 8.00
TOTAL 848.53
CHECK 848.53

12/17/92 01 10:47 0001 2668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.4 5 5.3

IDENTIFICATION REFERENCE

DEC 17 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601843