FORM No. WD-1

BOOK 9049 PAGE 452

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,783.13

Mary Ruth Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 93

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov 10, 1993

mail

**THIS INSTRUMENT WAS PREPARED BY**
**STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203**

| NAME / ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Mary Ruth Staggs | Fleet Real Estate Funding Corp. | 119-2-90 |
| (NAME) | (NAME) | |
| 2104 Lyle Lane | 324 West Evans Street | 6DA 09930 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37210 | Florence, SC 29501-0537 | |
| (CITY) (STATE) (P.O. ZIP) | (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, David T. Taylor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ruth Staggs, unmarried

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. 45 on the plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office for said County.

SAID Lot No. 45, which is a corner lot, fronts 120.0 feet on the easterly margin of Lyle Lane, formerly known as Lyle Avenue, and fronts 95.0 feet on the southerly margin of Garwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 128.0 feet on the southenly line and 145.83 feet on the eastenly line to a point of intersection.

Being the same property conveyed to David T. Taylor by deeds of record in Book 6187, page 925 and Book 7268, page 586, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2480, page 455, said Register's Office.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated June 8, 1987, and filed for record June 15, 1987, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7268, page 588, and note of even date thereby secured, in the original principal amount of $41,618.00 payable to Fleet Real Estate Funding Corp.

The grantee further hereby assumes the obligation of David T. Taylor under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( ) property, known as ~~2104 Lyle Lane, Nashville, TN 37210~~
This is improved (X)
(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 heirs 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 convey 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 my hand this 12th day of August, 19 93

David T. Taylor

Mary Ruth Staggs

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, thereunto. ,a Notary Public in and for said County and State, the within named David T. Taylor, unmarried + MARY RUTH STAGGS, UNMARRIED

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of August 19 93

Commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and ~~My Commission Expires Nov. 29, 1993~~ 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) as such (they) 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

STEVEN G. WATERS
Attorney at Law

93 AUG 17 AM 10:40

DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE

52799

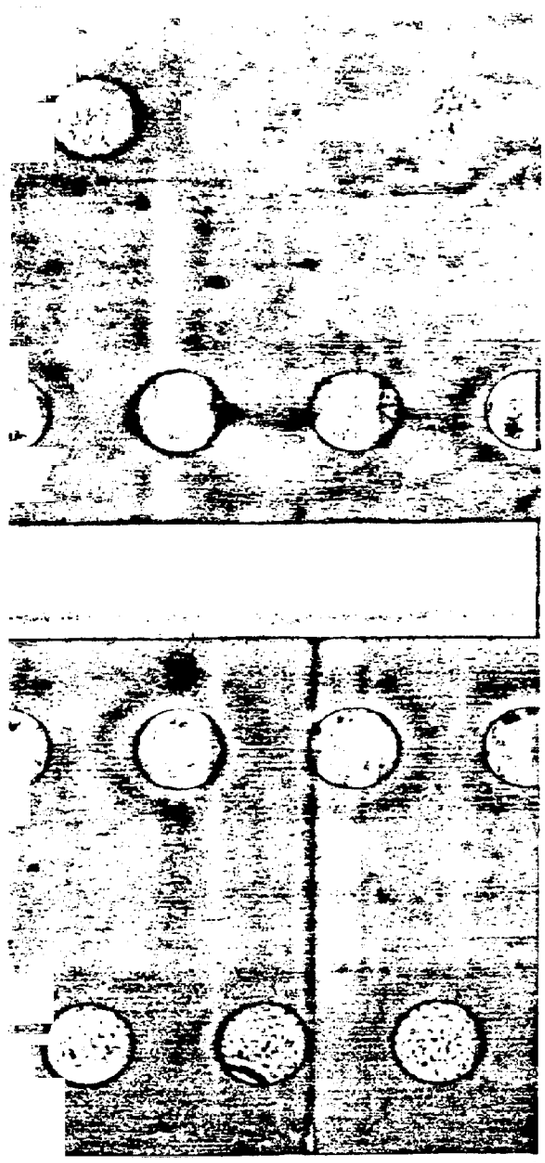
WARRANTY DEED

FROM
David T. Taylor, unmarried

TO
Mary Ruth Staggs, unmarried

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

0576 08/17 0101 03CHECK 156.20



**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 |
|---|---|---|---|---|

CAMT 39783.13
CON TX 147.20
PRFEE 1.00
WDEED 8.00
TOTAL 156.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 156.20

08/17/93 01 10:41 0001 0576

52799
IDENTIF. # REFERENCE

93 AUG 17 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 686907