THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 9693 PG 565

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mann & Orsborn Construction and Design, Inc. 3803 West End Avenue Nashville, Tennessee 37205	Owner	103-4-316

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Affiant

Subscribed and sworn to before me this 5th day of June, 1995.

Notary Public

My Commission Expires: 9-28-97

****

FOR AND IN CONSIDERATION of Seventy Thousand Dollars ($70,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **KATHERINE GREER, EXECUTRIX OF THE ESTATE OF MALLIE N. STAGGS, and individually and Fred D. Staggs and Doris S. Wilson, devisees and beneficiaries of the Estate of Mallie N. Staggs**, whose Will is of record in Will Book 197, page 647, Probate Court of Davidson County, Tennessee, and ("Grantor"), by these presents, does hereby transfer, sell and convey to **MANN & ORSBORN CONSTRUCTION AND DESIGN, INC.**, ("Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, to-wit: BEING the easterly part of Lot No. 103 on the Plan of West End Annex, of record in Book 332, page 61, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Mallie N. Staggs by Quitclaim Deed from Ruth S. McDonald, Doris S. Wilson, Katherine S. Greer and Fred D. Staggs, children of Mallie N. Staggs, of record in Book 7678, page 209, Register's Office, Davidson County, Tennessee. The said Mallie N. Staggs having since died and whose Will was probated May 11, 1995 in Davidson County, Tennessee Probate Court (Docket No. 95P-813) and is of record in Will Book 197, page 647. Said property vested in the devisees under said Will.

This is improved property known as 4006 Utah Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

see notary acknowledgment

IN WITNESS WHEREOF, we have hereunto set our hands on this the day of June, 1995.

BOOK 9693 PG 566

GRANTORS:
ESTATE OF MALLIE N. STAGGS

BY: Katherine Greer
KATHERINE GREER, EXECUTRIX

Fred D. Staggs
FRED D. STAGGS

Katherine S. Greer
KATHERINE S. GREER

Doris S. Wilson
DORIS S. WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public for the State and County aforesaid, personally appeared KATHERINE S. GREER, individually and as Executrix of the Estate of Mallie N. Staggs, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument, and acknowledged that it was executed as a free act and deed.

Witness my hand and seal at Brentwood, Tennessee this 5th day of June, 1995.

M L Nicknell
Notary Public

My Commission Expires:
9-28-97

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public for the State and County aforesaid, personally appeared FRED D. STAGGS, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument, and acknowledged that it was executed as a free act and deed.

Witness my hand and seal at Brentwood, Tennessee this 1st day of June, 1995.

M L Nicknell
Notary Public

My Commission Expires:
9-28-97

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public for the State and County aforesaid, personally appeared DORIS S. WILSON, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument, and acknowledged that it was executed as a free act and deed.

Witness my hand and seal at Brentwood, Tennessee this 2nd day of June, 1995.

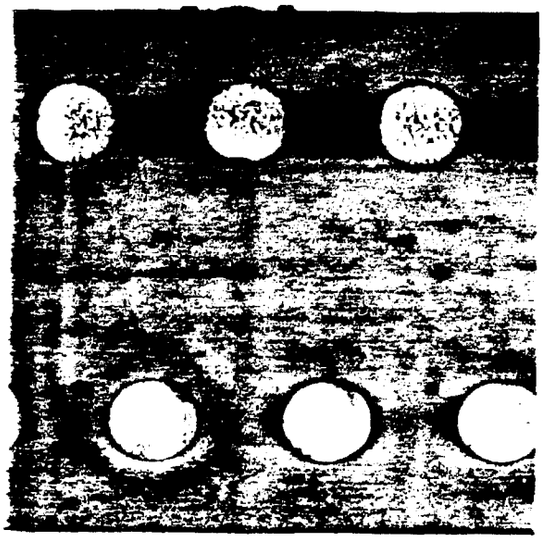
M L Nicknell
Notary Public

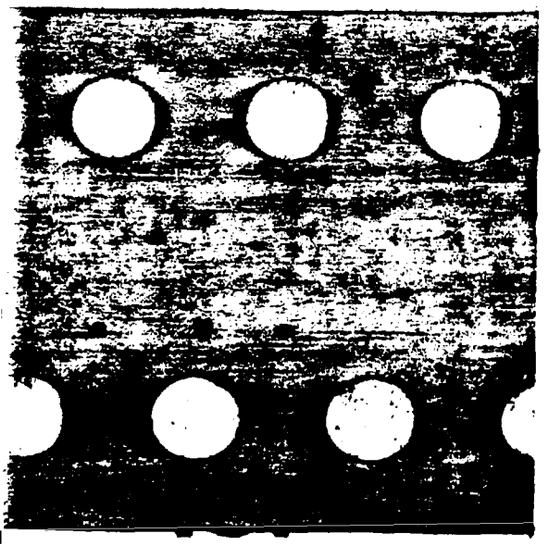
My Commission Expires:
9-28-97

0067649
IDENTIF. ↑ REFERENCE

JUN -7 AM 8:32
FELICIA WILLIAMS REGISTER
WILLIAMSON COUNTY, TN.

06/07 01:01 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 9693PG567

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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	268.00
			CHECK	268.00
06/07/95	01	09:33	0001	8556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067649
IDENTIF. # REFERENCE

95 JUN -7 AM 9:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 917842