WARRANTY DEED

BOOK 10223 PG 854

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $35,000.00

Margo T. Cheatham Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 19 96.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
5034 THOROUGHBRED LANE, SUITE A, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Lauraette Cheatham	SAME	Map 90
403 Basswood Ave.		Group 15
Nashville, TN. 37209		Parcel 28

FOR AND IN 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, I, MARGO CHEATHAM STAGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURAETTE CHEATHAM

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:

BEING Lot No. 447 on the Plan of Charlotte Park, Section 6, as of record in Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southwesterly margin of Basswood Avenue, being the common corner of Lot Nos. 446 and 447; thence with the line between said lots southwesterly 119 feet to a point; thence southeasterly 122 feet to a point in the northwesterly margin of Dunliner Drive; thence with the margin of same 113.3 feet northeasterly to the beginning of a curve; thence northerly 40.7 feet around said curve to a point in the southwesterly margin of Basswood Avenue; thence with the margin of same northwesterly 107.2 feet to the point of beginning.

Being the same property conveyed to T. F. Cheatham and wife, Virginia G. Cheatham, and Lauraette Cheatham, by deed from Gilbert A. Lavender and wife, Margaret E. Lavender, of record in Book 4263, page 313, Register's Office for Davidson County, Tennessee. The said T. F. Cheatham predeceased Virginia G. Cheatham, and Virginia G. Cheatham having since died leaving Lauraette Cheatham and Margo Cheatham Staggs as sole heirs.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

403 Basswood Avenue, Nashville, Tennessee 37209
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 her hand(s) this the 22 day of July, 19 96.

Margo Cheatham Staggs
Margo Cheatham Staggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Margo Cheatham Staggs the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 22 day of July 1996.

Bonnie L Head
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 24, 1999

STATE OF TENNESSEE
COUNTY OF _____

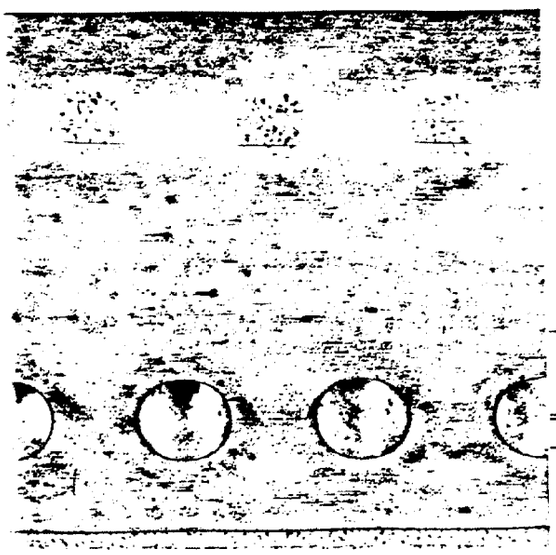
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

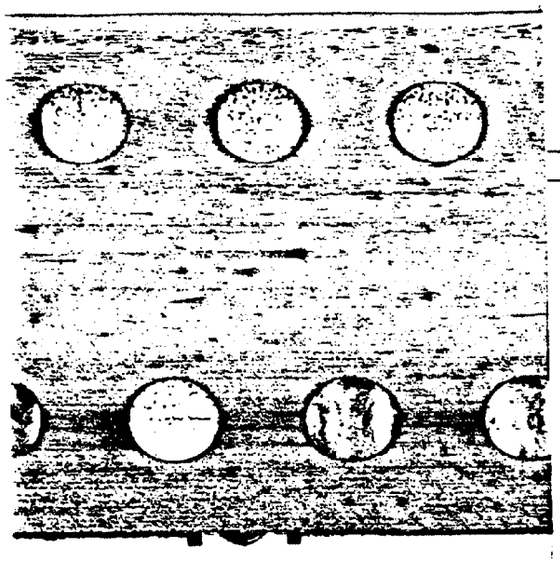
WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

02354.30
IDENTIF. & REFERENCE
96 OCT 14 AM 8:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
9305 10/14 0101 03CHECK 138.50





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

RECEIVED OF _____

FOR _____

BOOK 10223 PG 856

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
10/14/96	01			08:56 0001 9305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235430
IDENTIF. # REFERENCE

96 OCT 14 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1076351

No. [redacted]