47

BOOK 10491 PG 276

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
6th DAY OF June, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-2-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Staggs (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 17
1310 Union Hill Road (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 130
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Michael J. Stinemetz and wife, Theresa Stinemetz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Staggs and Felicia D. Hood, Both 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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Cummings Group - Land Surveyors, dated February 27, 1995, as follows:

Beginning in the center of union Hill Road at a point North 40 deg. West 105 feet from the intersection of said Road with the center of Brick Church Pike; thence with the center of Union Hill Road, North 40 deg. West 70 feet and North 31 deg. West 230 feet to a corner in the line of the Union Hill Church property; thence with a fence, North 68 deg. East 178 feet to a post, corner of said Church property; thence South 29 deg. East 310 feet, more or less, to the beginning, containing 1.02 acres.

Being the same property conveyed to Michael J. Stinemetz, Unmarried by deed from James Robert McCasland, III and wife, Mary Ann McCasland, of record in Book 9612, Page 26, Register's Office for said County.

Theresa Stinemetz joins in this conveyance for the purpose of conveying any right, title and interest in and to said property, marital or otherwise.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 JUN 13 AM 8:33
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0315554

unimproved ( )
is improved (X) property, known as 1310 Union Hill Road, Goodlettsville, TN 37072
(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 6th day of June 19 97

Michael J. Stinemetz

Theresa Stinemetz

BOOK 10491 PG 277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Stinemetz and wife, Theresa Stinemetz

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of June 19 97.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

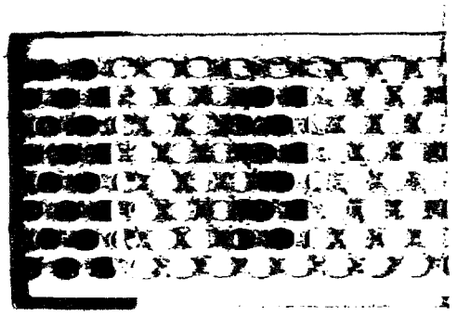
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

2655 06/13 0101 03CHECK 319-43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10491 PG 278

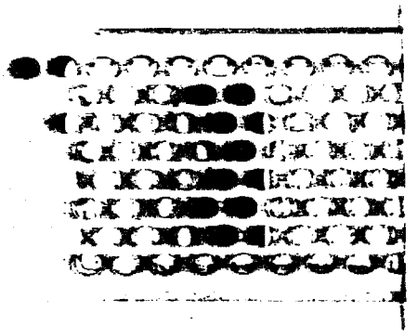
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83900.00
CON TX 310.43
PRFEE 1.00
WDEED 8.00
TOTAL 319.43
CHECK 319.43

06/13/97 01 08:34 0001 2633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0315554
IDENTIF. ↑ REFERENCE

97 JUN 13 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162525