BOOK 10818 PG 567

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00 Mark A Ferrelli Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/98. Notary Public MY COMMISSION EXPIRES: ~~October 9, 1999.~~ 9/9/2000 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Mark A. Ferrelli	SunTrust Bank, Nashville, N.A.	155-15A80
(NAME) 5028 Stonemeade Drive	(NAME) P.O. Box 305110	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville,Tennessee 37230-5110	
(CITY) (STATE) (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, **DOUGLAS J. STAGGS AND WIFE SANDRA K. STAGGS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. FERRELLI AND WIFE SHERRY H. FERRELLI** 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. 80 on the Plan of Stonemeade Section 1 of record in Plat Book 6900, Page 800-801, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Douglas J. Staggs and wife Sandra K. Staggs by deed of record in Book 8663, Page 936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 5028 Stonemeade Drive, Nashville, TN 37221
(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 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/our hand(s) this 27th day of February, 1998.

Douglas J. Staggs by Sandra K. Staggs

Douglas J. Staggs

Sandra K. Staggs

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Hollaway, a Notary Public in and for said County and State, the within named Douglas J. Staggs and wife Sandra K. Staggs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 27th day of February, 1998.

Commission expires: October 9, 1999

Lori Hollaway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

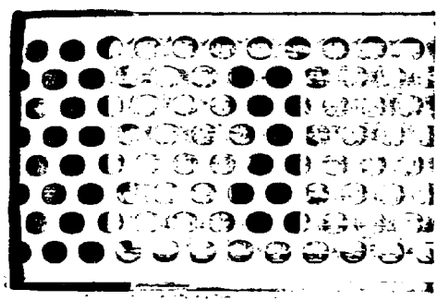
04070117

98 MAR -3 AM 10:38

RECORDING REFERENCE

0118 03 0101 DECHECK 650.95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10818 PG 56

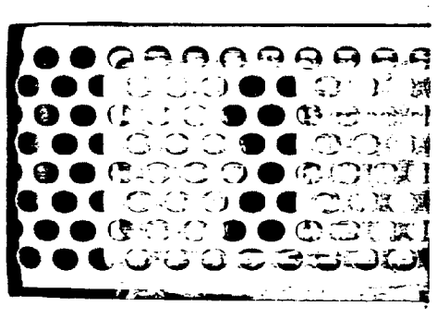
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
172500.00
CON TX 641.95
PRFEE 1.00
MISC 9.00
TOTAL 650.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 650.95

03/03/98 01 10:38 0001 0118



0407017
IDENTIF. # REFERENCE

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No. 1260559