BOX 15

WARRANTY DEED

BOOK 11587 PG. 668

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty L. Staggs	PHH Mortgage Services	MAP 61-12-0
(NAME)	(NAME)	
1224 Plymouth Avenue	6000 Atrium Way	PARCEL 95
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mt Laurel, NJ 08054	
(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, Lucille P. Brent, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty L. Staggs and Andrea M. Mai, both unmarried , as joint tenants with right of survivorship and not as tenants in common.

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. 72 and the easterly 20 feet of Lot 71 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

SAID Lot 72 and the easterly 20 feet of Lot No. 71 front 120 feet on the southerly margin of Plymouth Avenue and run back between parallel lines, 200 feet on the East line and 195 feet, more or less, on the West line, to a dead line in the rear on which they measure 120 feet. Said dead line in the rear being the common rear line of Lots 71, 72, 53 and 54.

BEING the same property conveyed to Lucille P. Brent, by Quitclaim deed from James N. Brent and Brenda B. Staggs, of record in Book 11482, Page 54, Register's Office for Davidson County, Tennessee.

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

99 JUL 26 PM 1:47
BILL CORNELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0615803

unimproved ( )
This is improved (X) property, known as 1224 Plymouth Avenue, Nashville, TN 37216
(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 23rd day of July 19 99

Lucille P. Brent
Lucille P. Brent

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 Lucille P. Brent, unmarried

the bargainor _____, 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 purposes therein contained: Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 19 99.

Commission expires April 22, 2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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

Warranty Deed from Lucille P. Brent, to Misty L. Staggs and Andrea M. Mai.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0615803
IDENTIF. ↑ REFERENCE

99 JUL 26 PM 1:48
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11587 PG. 670

CHG	
	117500.00
CO TX	434.75
CFEE	1.00
MISC	9.00
CFEE	1.00
TOTAL	445.75
CASH	445.75

13FEB 2001 4930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495209