WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/04 14:42 2 pgs
Fees:13.00 Taxes:153.55

20040301-0023035

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: 2/20/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Halliburton (NAME)	SAME (NAME)	MAP 119-01
328 Valeria Street (ADDRESS)	(ADDRESS)	PARCEL 355
Nashville, TN 37210 (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, Zetha E. Staggs, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton Halliburton and wife, Ellen Halliburton

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. 35 on the Map of W. G. Thuss Addition, as of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot 35 fronts 50 feet on the Northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clyde F. Staggs and wife, Zetha E. Staggs by Warranty Deed from Nancy J. Clinard of record in Book 4085, page 365, Register's Office for Davidson County, TN The said Clyde F. Staggs having since died.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Wanda Sue Sherrell executes this Instrument as Attorney-in-Fact on behalf of Zetha Evelyn Staggs pursuant to Special Power-of-Attorney of record by Instrument No. 20040301-0023034, Register's Office for Davidson County, Tennessee.

Zetha E. Staggs and Zetha Evelyn Staggs is one and the same person.

unimproved ( )
This is improved (X) property, known as 328 Valeria Street, Nashville, TN 37210
(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 19th day of February, 2004

Zetha E. Staggs
By: Zetha E. Staggs
Wanda Sue Sherrell, Attorney-in-fact
Wanda Sue Sherrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared WANDA SUE SHERRELL, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of ZETHA EVELYN STAGGS, the within named bargainor, as her attorney in fact, and being authorized so to do, acknowledged SHE executed the same as the free act of ZETHA EVELYN STAGGS.

Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of February, 2004.

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

NOTARY PUBLIC