WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 14:21 3 pgs
Fees:18.00 Taxes:37.00

20060323-0033493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.000.00

Julie Coons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2006

Notary Public

MY COMMISSION EXPIRES: 4-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leo Elton DeMoss, Jr.	7221 Indian Creek Rd	91-6
(NAME)	Nashville, TN. 37209	280
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENNIE STAGGS, BOBBIE RAY STAGGS, MARY ELIZABETH GILBERT, FRANKIE MAE HYNDMAN(BEING ONE AND THE SAME PERSON AS FRANKIE HYDEMAN), BONNIE LANCASTER AND MARYLIN JEANETTE MARTIN,

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

LEO ELTON DEMOSS, JR., a single person

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. 1420 of Block No. 201 on the Plan of Map Showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 1420 fronts 25 feet on the southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Bryant Staggs and wife, Irene Staggs, by deed from Jacobs H. Doyle and wife, Verla D. Doyle, dated 5/22/56 of record in Book 2541, page 142, Register's Office for Davidson County, Tennessee. William Bryant Staggs subsequently died, vesting the subject property in Irene Staggs as surviving tenant by the entirety. By Quitclaim Deed dated 6/3/88, of record in Book 7562, page 235, said Register's Office the subject property was conveyed to Loren Thornton, as to a Life Estate, remainder to Joe Bryant Staggs, Bennie Staggs, Bobby Staggs, Mary Elizabeth Gilbert, Frankie Hydeman and Bonnie Lancaster. By Quitclaim deed, dated 6/6/05, of record in Instrument # 20050622-0071653, said Register's Office, Lorene Thornton conveyed here Life Estate interest in the subject property to Joe Bryant Staggs, Bennie Staggs, Bobbie Ray Staggs (being one and the same as Bobby Staggs), Mary Elizabeth Gilbert, Frankie Mae Hyndman (being one and the same person as Frankie Hydeman) and Bonnie Lancaster, as equal Tenants in Common. By Quitclaim Deed, dated 6/9/05, of record in Instrument # 20050622-0071659, said Register's Office, Joe Bryant Staggs conveyed his interest in the subject property to Marylin Jeanette Martin.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved x property, known as 5509 Tennessee Avenue, Nashville, TN 37209
(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 our hands this 21st day of MARCH 2006.

BENNIE STAGGS,
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Bennie Staggs by Vance Hyndman Atty-in-fact

BOBBIE RAY STAGGS,
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Bobbie Ray Staggs by Vance Hyndman Atty-in-fact

MARY ELIZABETH GILBERT
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Mary Elizabeth Gilbert by Vance Hyndman Atty.-in-fact

FRANKIE MAE HYNDMAN
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Frankie Mae Hyndman by Vance Hyndman Atty.-in-fact

BONNIE LANCASTER
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Bonnie Lancaste by Vance Hyndman Atty.-in-fact

MARYLIN JEANETTE MARTIN,
BY: VANCE HYNDMAN, ATTORNEY IN FACT

Marylin Jeanette Martin by Vance Hyndman, Atty.-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Bennie Staggs, , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Bennie Staggs, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

STATE TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Bobbie Ray Staggs , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Bobbie Ray Staggs, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

STATE TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Mary Ellizabeth Gilbert , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Mary Elizabeth Gilbert, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Frankie Mae Hyndman , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Frankie Mae Hyndman, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Bonnie Lancaster , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Bonnie Lancaster, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance Hyndman, Attorney in Fact for Marylin Jeanette Martin , the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he executed the within instrument for Marylin Jeanette Martin, as Attorney in Fact for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

Notary Public