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20070201-0013428

WARRANTY DEED

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$84,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ELAINE D. STAEGE **301 Moncrief Avenue** **Goodlettsville, TN 37072**	NEW OWNER	**18-16-124** **GO 14139**

FOR AND IN 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, PEGGY WEBB and C. J. KENT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELAINE D. STAEGE, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

A lot or parcel of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 11 and 12 on the revised map of Moncrief's Subdivision of the northerly part of the Allen Mathes land, Goodlettsville, Tennessee, not of record, described according to survey made by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning at the northwest corner of Moncrief Avenue and Café Street; thence with the westerly margin of said Street northwardly 100 feet, more or less, to the southerly line of the Davidson County colored school property; thence with said line westwardly 85 feet, more or less, to the easterly line of the property conveyed to A. J. Luster and wife, by deed from S. H. Wilhoite and wife, of record in Book 1426, page 565, Register's Office for said County; thence with Luster's easterly line southwardly 150 feet, more or less, to the northerly margin of Moncrief Avenue; thence with said Avenue, eastwardly 100 feet, more or less, to the beginning.

Being the same property conveyed to Peggy Webb and C. J. Kent by Will from Charlie Douglas Kent of record in Instrument Number 20040707-0080852 and being the same property conveyed to C. D. Kent and wife, Lela M. Kent by deed from Ada Elizabeth Ratleph and son, James Walter Ratleph, of record in Book 1786, page 269, Register's Office for Davidson County, Tennessee. The said Charlie Douglas Kent, a/k/a C. D. Kent and wife, Lela M. Kent having since died.

This is improved property known as 301 Moncrief Avenue, Goodlettsville, Tennessee 37072

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 29th day of January, 2007.

X Peggy Webb
PEGGY WEBB

X C. J. Kent
C. J. KENT

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 PEGGY WEBB and C. J. KENT, the bargainors, 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 Nashville, Tennessee, this the 29th day of January, 2007.

Sherri A. Schmonsky
NOTARY PUBLIC

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010