Davidson County DEEDWARR
Recvd: 05/16/07 12:49 2 pgs
Fees:13.00 Taxes:442.15

20070516-0058605

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07500121

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER ANTHES NEIL ANTHES 2931 Lakeland Dr. Nashville, TN 37214	New owner	096-14-0-058.00

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,

ROY STAGGS and wife, RHONDA STAGGS

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

PETER ANTHES* **and NEIL ANTHES**, unmarried, as joint tenants with right of survivorship

* married

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. 405 on the Plan of Cloverhill, Section VII, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot 405 fronts 65 feet on the south side of Bealwood Drive and runs back 157.9 feet on the east line and 157.8 feet on the west line, to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Roy Staggs, a single person, by Quitclaim Deed from Elizabeth H. Page, a widow, dated 10/06/94 and recorded 10/07/94 in Book 9487, page 716, Register's Office for Davidson County, Tennessee.

Rhonda Staggs, spouse of Roy Staggs, executes this document to convey any and all interest she may have in and to the subject property.

Unimproved ( )
This is improved (X) property known as **2931 LAKELAND DRIVE, NASHVILLE, TN 37214**
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 9th day of May, 2007.

ROY STAGGS

Rhonda Staggs

RHONDA STAGGS

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY STAGGS and wife, RHONDA 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 Tulsa, ~~Tennessee,~~ Oklahoma this 9th day of May, 2007.

W. KAY JONES NOTARY # 06006518 EXP. 07/05/10 PUBLIC STATE OF OKLAHOMA

Commission Expires: _____

W. Kay Jones
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 _____, 2007.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2007.

Commission Expires: _____

_____
Notary Public