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FORM NO. WD-1

File # 18093
Loan # 057490-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$59,500.00 Harold Richard Eller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 86

Notary Public

MY COMMISSION EXPIRES: 9-16-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAROLD RICHARD ELLER (NAME)	CityFed Mortgage Company (NAME)	34-5-A
402 Thomas Jefferson (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR CO.
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	

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, KIRBY CLIFTON and wife PAULINE CLIFTON

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

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 Unit 402 on the Plan of Monticello Manor Townhomes, as of record in Book 6250, Page 551, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the property conveyed to Kirby Clifton et ux, Pauline by deed from James M. Smith et ux Dorothy R. et al, as of record in Book 6433, Page 775, Register's Office for Davidson County, Tennessee.

0.6.6 7.6

IDENTIFICATION REFERENCE

JUN 3 10 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 402 Thomas Jefferson, Madison, TN 37115
(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 their hands this 23rd day of May, 19 86

X Kirby Clifton
KIRBY CLIFTON

X Pauline Clifton
PAULINE CLIFTON

35/03 [illegible] 868

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____ the undersigned _____, a Notary Public in and for said County and State, the within named KIRBY CLIFTON and wife PAULINE CLIFTON

the bargainor s, 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 23rd day of May, 19 86

Commission Expires 9-19-87

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

KIRBY CLIFTON

TO

PAULINE CLIFTON

HAROLD RICHARD FLLER

Saturn & Mazer, Attorneys
Row 1
Box 7

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59500.00- CAMT.
154.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 161.20-
0860AC6/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.6.6 7.6.

IDENTIFI REFERENCE

JUN 3 10 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254534