BOOK 7032 PAGE 642 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$68,500.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

File # 19753
Loan # 117845-8

Box 7

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
CHARLES W. CLANTON (NAME)	CityFed Mortgage Company (NAME)	MAP 162-13
939 Ilawood (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PAR 257
Nashville, Tn 37211 (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, JAMES K. ROUSSEL et ux Sammy Carole Roussel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. CLANTON et ux LISA J. CLANTON, and James K. Roussel

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. 63B on the Plan of Dreamland Estates Sec 2 as of record in Book 6900, Page 50, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James K. Roussel by deed from Land Investment and Development Corp of record in Book 6884, Page 762, Register' Office for Davidson County, Tennessee.

SAMMY CAROLE ROUSSEL wife of JAMES K. ROUSSELL joins in ths warranty deed for the sole purpose of conveying her marital rights

60627

IDENTIFICATION REFERENCE

Nov 6 9 23 AM '86

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved
This is improved X property, known as 939 Ilawood, Nashville, Tn 37211
(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 31st day of October, 19 86

JAMES K. ROUSSEL

Sammy Carole Roussel

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES K. ROUSSEL et ux Sammy Carole Roussel

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 31st day of October, 19 86

Commission Expires 4-19-87

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

JAMES K. ROUSSEL

TO

CHARLES W. CLANTON

LISA J. CLANTON

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 7032 PAGE 644

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

68500.00- CAMT.
191.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.30-
3002A11/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60627.

IDENTIFICATION REFERENCE

Nov 6 9 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.09050