fee 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
RICHARD W. LEE, ET UX (NAME)	MORTGAGEE: CFS MORTGAGE CORPORATION (NAME)	MAP 96-14
3007 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1565 (STREET ADDRESS)	PARCEL 207
Nashville, Tn. 37214 (CITY) (STATE) (ZIP CODE)	Brentwood, Tn. 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7047 PAGE 363

For and in consideration of the sum of TEN AND NO/100----------($10.00)---------- DOLLARS

cash in hand paid by the within named Grantee's, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, PHILLIP GLENN FAIRCLOTH AND WIFE, SONIA W. FAIRCLOTH

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD W. LEE AND WFIE, J. LAVERN LEE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

TRACT NO 1:
Land in Davidson County, Tennessee, Being Lot No.902 on the Plat of CloverHill Sudivision, Section XI, as of record in Book 2663,page 26, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

TRACT NO 2:
Being a Reserved Area in Cloverhill Subdivision, Section XI, as of record in Book 2663,page 26, said Register's Office, more particularly described as follows:Beginning at a concrete monument on the northwest corner of Lot No. 902 of said Subdivision in the southerly margin of Lakeland Drive;thence westerly along said southerly margin 155 feet to a concrete monument; thence around a curve with a 20 foot radius, to a concrete in the easterly margin of Allen Road; thence southerly along said easterly margin 144.65 feet to a concrete monument; thence southerly 158.45 feet to a concrete monument, being the north corner of Lot No. 735,Cloverhill Subdivision, Section XI; thence leaving said road South 57 degrees 29 minutes east 94.3 feet, more or less, to the center of McCrory Creek; thence northerly in the center of McCrory Creek 350 feet, more or less to a point, being the westerly boundary line of Lot No. 902; thence north 98 feet, more or less, with the West margin of Lot No. 902 to the point of beginning.

Being the same property Phillip Glenn Faircloth and wife, Sonia W. Faircloth, by deed of record in Book 5353, page 750 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 3007 Lakeland Drive (House Number) (Street)

Nashville (P. O. Address) (City or Town) 37214 (Zip Code)

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.

Whenever 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 12th day of NOvember, 19 86.

Phillip Glenn Faircloth
PHILLIP GLENN FAIRCLOTH

Sonia W. Faircloth
SONIA W. FAIRCLOTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP GLENN FAIRCLOTH AND WIFE, SONIA W. FAIRCLOTH

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, this 12th day of November, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Coatsworthe

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $59,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 12th day of November, 1986.

My commission expires 7-17-88 Notary Public Joyce B. Coatsworthe

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM PHILLIP GLENN FAIRCLOTH AND WIFE, SONIA W. FAIRCLOTH
ETUX

TO RICHARD W. LEE, ETUX

6588

IDENTIFICATION REFERENCE

Nov 21 1 41 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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
			[illegible]	[illegible]
			165.20	STTAX
			.50	[illegible]
			6.00	[illegible]
				[illegible] 171.70
			89CCA[illegible]/21/86 [illegible]	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6588.6

IDENTIF. REFERENCE

Nov 21 1 41 PM '86

FELIX Z. WILSON CO REGISTER
DAVIDSON COUNTY, TN

No. 14873