PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7293 PAGE 308

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Steven M. Clifton 5060 Regent Dr. Nashville, Tn.	Same	Map 146-11 Parcel 22

FOR AND IN CONSIDERATION of the sum of Fifty-two Thousand ($52,000.00) Dollars cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sally Ammerman Novak, Nancy Ammerman Dorris, Frances Ammerman Jarrett and Hugh Turner Ammerman, Jr., hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Steven M. Clifton, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Crieve Hall Estates, Section I, Revised, of record in Book 1835, page122, Register's Office said County.

Said Lot No. 23 fronts 90 feet on the easterly side of Regent Drive and extends back between lines 337.4 feet on the northerly side and 154.9 feet on the southerly side to a rear line on which it measures 197.5 feet.

Being the same property conveyed to Annie C. Ammerman, unmarried, by deed of record in Book 4528, page 635, Register's Office for Davidson County, Tennessee. The said Annie C. Ammerman now being deceased and by will of record in will Book 154, page 735, Probate Court for Davidson County, Tennessee, said property was devised to Sally Ammerman Novak, Nancy Ammerman Davis, Frances Ammerman Jarrett and Hugh Turner Ammerman, Jr.

This is improved property known as 5060 Regent Dr., Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, his 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 12th day of July, 1987.

Sally Ammerman Novak

44543

IDENTIFICATION REFERENCE

JUL 10 9 53 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Nancy Ammerman Dorris

Frances Ammerman Jarrett

Hugh Turner Ammerman, Jr.
by Attorney in Fact

Sally A. Novak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sally Ammerman Novak, Nancy Ammerman Dorris and Frances Ammerman Jarrett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1987.

Margaret O'Rhea
Notary Public
My Commission expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Sally A. Novak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Hugh Turner Ammerman, Jr., and acknowledged that she executed the same as the free act and deed of said Hugh Turner Ammerman, Jr.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1987.

Margaret O'Rhea
Notary Public

My commission expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 52,000.00.

Steven M. Clifton
Affiant

Sworn to and subscribed before me this 1st day of July, 1987.

Margaret O'Rhea
Notary Public
My Commission expires: 9-11-90

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 310

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
			52000.00- CAMT.	
			145.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 152.10-	
			8452A0//10/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44543

IDENTIFI REFERENCE

JUL 10 9 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102651