WARRANTY DEED BOOK 7318 PAGE 727

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 60,000.00.

Terry Elliott
Affiant

SWORN to and subscribed before me on this the 4th day of August, 1987.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

MORTGAGEE:
Old Hickory Employee's Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Terry Elliott	Same	34-5
422 Thomas Jefferson Cir. Lot 18		
Madison, Tenn. 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration 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 **TERRY ELLIOTT, a single person,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee and being Unit No. 18 on the Plan of MONTICELLO MANOR, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING a portion of the property conveyed to KIRBY CLIFTON and wife, PAULINE CLIFTON by Deed from JAMES M. SMITH and wife, DOROTHY B. SMITH, ET AL. of record in Book 6433, Page 775, said Registers' office.

EXPRESS EXCLUDED from this conveyance is all that portion of lands and building structure constituting the basement area underneath Unit No. 18 which was conveyed to the Monticello Manor Homeowners Association by and of record in Book 6823, Page 862, Register's office for Davidson County, TN.

This is improved property known as 418 Thomas Jefferson Circle, Goodlettsville, TN 37072.

5341 6

AUG 6 12 59 PM '87

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 4th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kirby Clifton
KIRBY CLIFTON

Pauline Clifton
PAULINE CLIFTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, KIRBY CLIFTON the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 4th day of August, 1987.

Paula C. Tomlin
NOTARY PUBLIC

PAULA C. TOMLIN NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 5-22-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PAULINE CLIFTON, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 4th day of August, 1987.

Paula C. Tomlin
NOTARY PUBLIC

PAULA C. TOMLIN NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 5-22-91

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

6190 [illegible]
[illegible]
[illegible]
[illegible]
CHEC 173.82-
8/31A00/06/87 BH .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53418

IDENTIFICATION REFERENCE

Aug 6 12 59 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 02713