Box 14 BOOK 7576 PAGE 500 Box 14

FORM NO. WD-1

4899
551268-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Kathy D. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: July 10 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathy D. Brooks (NAME) | Fidelity Federal Savings & Loan (NAME) | 34-5-A-31 |
| 504 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | G0-20618 |
| Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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 Kathy D. Brooks, 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 No. 31 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 hereby made for a more complete legal description.

Being the same property conveyed to Kirby Clifton and wife, Pauline Clifton by deed from James M. Smith and wife, Dorothy B. Smith and Nellie Smith Tucker and wife Gladys Smith Hinkle as of record in Book 6433, page 775, said Register's Office.

Kirby Clifton and Kirby Clifton, Jr., are one and the same person.

Pauline Clifton and Pauline L. Clifton are one and the same person.

41434

IDENTIFICATION REFERENCE

JUN 17 2 29 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7028 06/17 0101 03CHECK 179.82

This is unimproved (  ) improved (X) property, known as 504 Thomas Jefferson Circle, Madison, Tennessee 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~~ hand ~~s~~ this ~~15th~~ day of ~~June~~, 19 ~~88~~

Kirby Clifton Kirby Clifton
By:
Kirby Ray Clifton, Attorney-in-fact
by Kirby Clifton attorney in fact

Pauline Clifton Pauline Clifton
By:
Kirby Ray Clifton, Attorney-in-fact
by Kirby Clifton attorney in fact

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Linda F Burnsed, a Notary Public, Kirby Ray Clifton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of Kirby clifton and Pauline Clifton, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of June, 1988.

Notary Public

My Commission expires: July 10, 1990

NOTARY PUBLIC

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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 and wife, Pauline Clifton

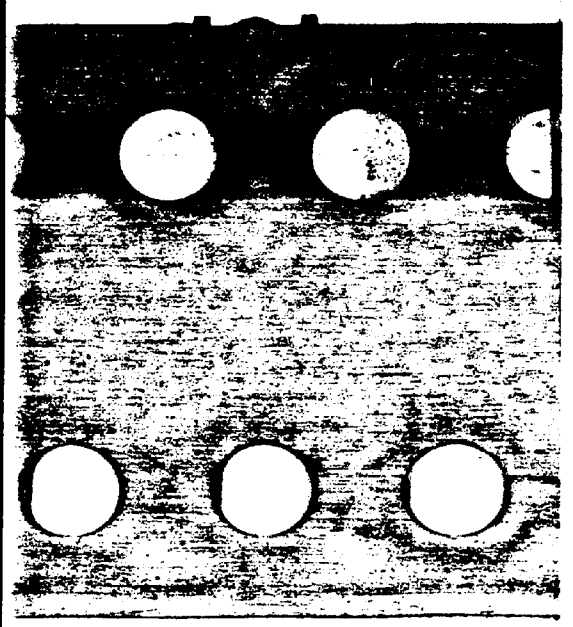
**TO**

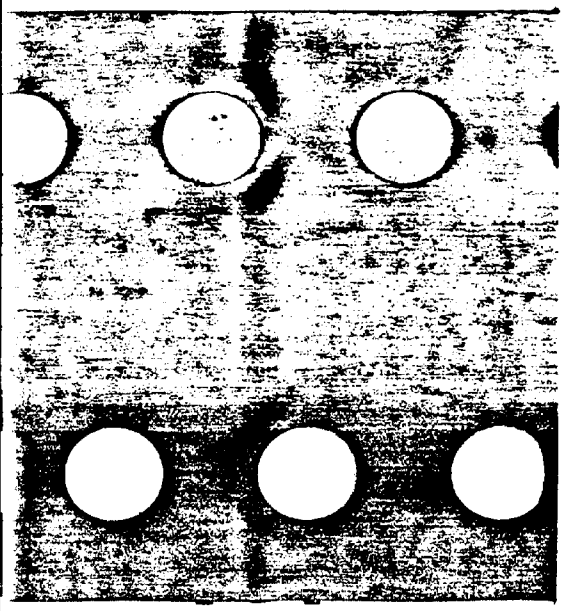
Kathy D. Brooks, unmarried

**Attorneys Title Company**

**Titles Guaranteed**

**NASHVILLE, TENN.**





**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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 61900.00 |
| CON TX | 173.32 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 179.82 |
| CHECK | 179.82 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7028

41434

IDENTIFICATION REFERENCE

JUN 17 2 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 103841