GH 4954 Box 14 BOOK 7581 PAGE 756

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Ann L. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1988.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ann L. Matthews (NAME) | Fidelity Federal Savings & Loan (NAME) | 34-5-A-84 |
| 590 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | G0-20671 |
| 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 Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann L. Matthews, 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. 84 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 Construction Company by deed from Kirby Clifton and wife, Pauline Clifton as of record in Book 6972, page 853, said Register's Office.

43362

IDENTIFICATION REFERENCE

JUN 23 2 47 PM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

9316 06/23 0101 03CHECK 179.82

This is {unimproved / improved (XX)} property, known as 590 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 ~~his~~ hand this ~~20th~~ day of ~~June~~, 19~~88~~

Kirby Clifton Construction

By: Kirby Clifton Jr.
Kirby Ray Clifton, Attorney-in-fact

By: Pauline F. Clifton
Kirby Ray Clifton, Attorney-in-fact

By Kirby Ray Clifton Attorney-in-fact

By Kirby Ray Clifton Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Linda F. Burnside, 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, Jr., and Pauline L. 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 24th day of June 1988.

Linda F. Burnside
Notary Public

NOTARY PUBLIC

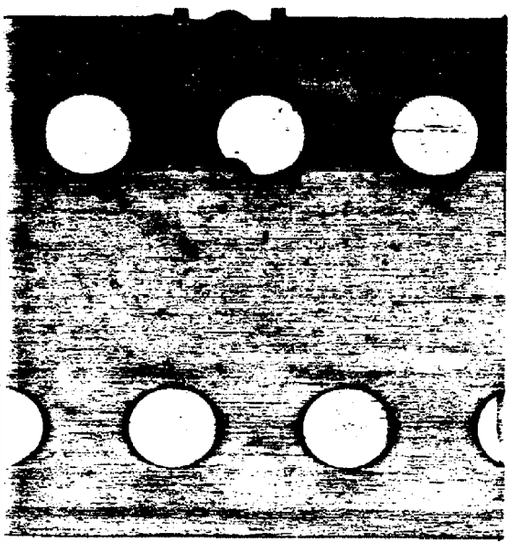
My Commission expires: Jan 10, 1990

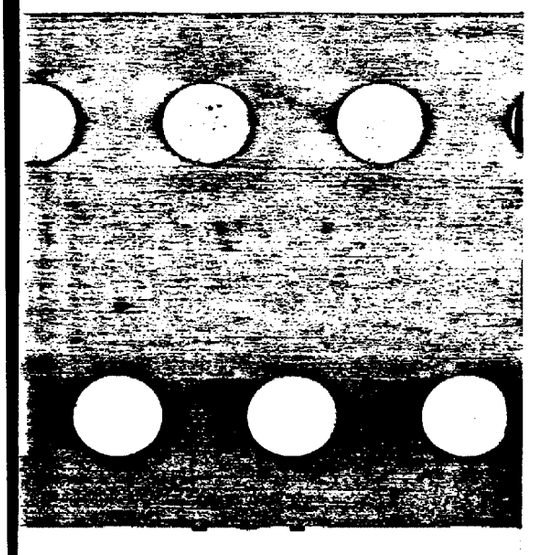
**WARRANTY DEED**

**FROM**
Kirby Clifton Construction and Kirby Clifton, Jr. and wife, Pauline L. Clifton

**TO**
Ann L. Matthews, unmarried

**Attorneys Title Company**
Title 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 |
| 06/23/88 | 01 | | | 14:51 0001 9316 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43362

IDENTIFICATION REFERENCE

JUN 23 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 106102