5083
551279-3

BOOK 7613 PAGE 446

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 88.

Notary Public

MY COMMISSION EXPIRES: 3/3/92

(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
Patricia D. Goodman (NAME)	Fidelity Federal Savings & Loan (NAME)	034-05-0-A-077
593 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-20664
Goodlettsville, Tennessee 370 (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 Patricia D. Goodman, unmarried

210-77

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. 77 on the Plan of Monticello Manor, as of record in Book 6250, page 551, Register's Office for said County, 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 of record in Book 6972, page 853, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 6250, page 551, said Register's Office, shows an Owner's Certificate and certain easements and setback lines.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 3370, page 148 and Book 3370, page 157, said Register's Office.

Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6643, page 958, said Register's Office.

By-Laws of record in Book 6643, page 950, said Register's Office.

Agreement for dedication of easement for sanitary sewers in Book 4530, page 215, said Register's Office.

Easement to America Telephone and Telegraph Co. for underground cable in Book 1229, page 138, said Register's Office.

This is {unimproved / improved (XX)} property, known as 593 Thomas Jefferson Circle, Goodlettsville, Tennessee 37072
(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 28th day of July, 19 88

Kirby Clifton Construction

By: Kirby R. Clifton

Pauline S. Clifton

By: Kirby R. Clifton, Attorney in fact

Kirby R. Clifton attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Kirby R. Clifton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 1988.

_____
Notary Public

My Commission expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, Kirby R. 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 Pauline S. 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 _____ day of _____, 1988.

_____
Notary Public

My Commission expires: _____

WARRANTY DEED

FROM Kirby Clifton Construction

TO Patricia D. Goodman, unmarried

54076

IDENTIFICATION

JUL 29 2 36 PM '88

FEE $ 2 WILLIAM K. FORSTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

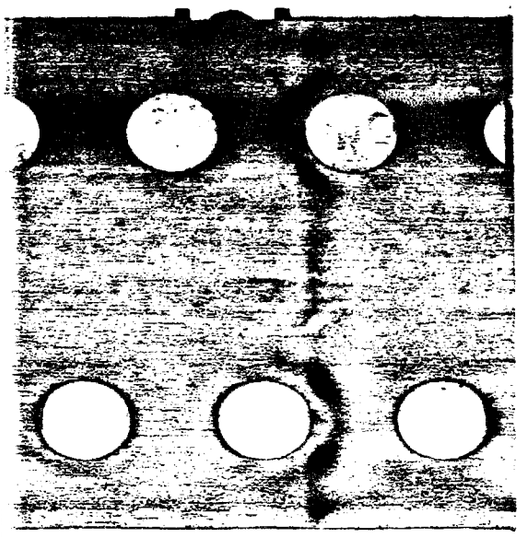
STATE OF Tennessee)
COUNTY OF Davidson)

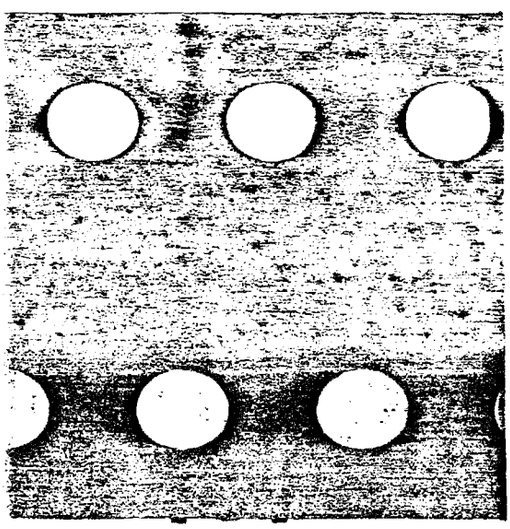
Personally appeared before me, the undersigned, a Notary Public, Kirby R. Clifton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in fact of Kirby Clifton and Pauline S. 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 28 day of July, 1988.

Susan Calvert Partridge
Notary Public

My Commission expires: 3/3/92





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 204.27
				PRFEE 0.50
				WDEED 6.00
				TOTAL 210.77
				CHECK 210.77
07/29/88	01			14:38 0001 2639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54076

IDENTIFICATION REFERENCE

JUL 29 2 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118382