5019
551280-8

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BOX 17

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, 1988.

Notary Public

MY COMMISSION EXPIRES: March 3, 1992

(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 |
|---|---|---|
| Christina S. Griffin (NAME) | Fidelity Federal Savings & Loan (NAME) | 034-5-A-07800 |
| 595 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | G0-20665 |
| 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 Christina S. Griffin, 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. 78 on the Plan of Monticello Manor of record in Plat 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.

This conveyence is 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.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6643, page 958, By-Laws of record in Book 6643, page 950, said Register's Office.

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

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

Easement to American Telephone and Telegraph Company for underground cable of record in Book 1229, page 138, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as 595 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
Kirby Clifton
By: Kirby Ray Clifton, Attorney-in-fact
attorney-in-fact

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

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton Construction, Company

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1988.

Commission Expires March 3, 1992

Notary Public

STATE OF TENNESSEE
Davidson County

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 wife, 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 28 day of July, 1988.

Jean Calvert-Rosenberg
Notary Public

My Commission expires: 3/3/92

WARRANTY DEED

FROM
Kirby Clifton Construction, Company

TO
Christina S. Griffin, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

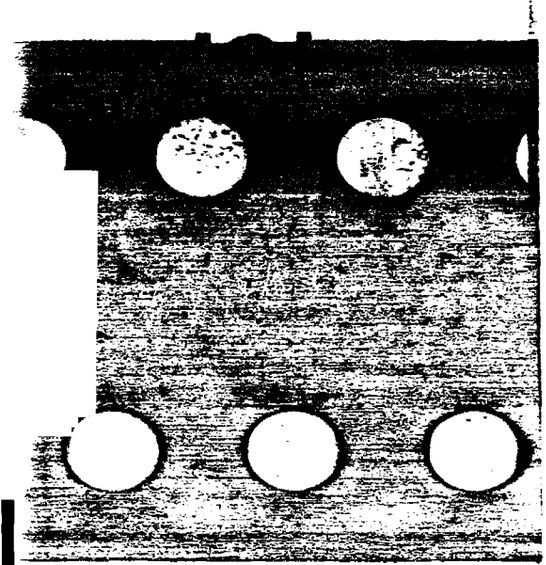
54629

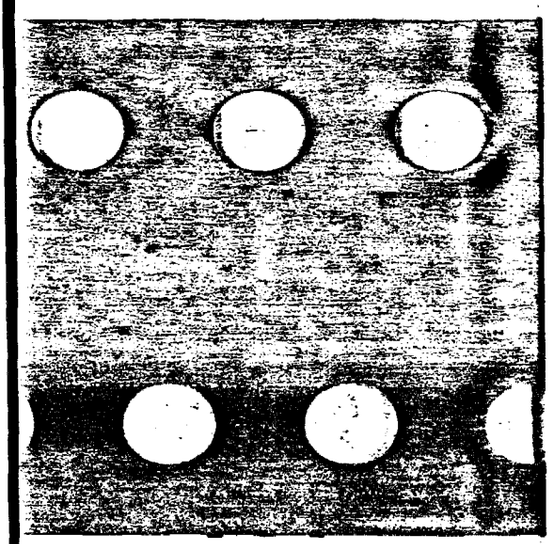
IDENTIFICATION REFERENCE

AUG 1 3 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2403 08/01 0101 03CHECK 210.77





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 23

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 6 2 9

IDENTIFICATION REFERENCE

AUG 1 3 15 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

08/01/88 01 15:19 0001 2403

| | |
|---|---|
| CAMT | 61900.00 |
| CON TX | 204.27 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 210.77 |
| CHECK | 210.77 |

**No.** 119007