# WARRANTY DEED

**THIS INSTRUMENT PREPARED SOLELY UPON INFORMATION FURNISHED BY PARTIES.**

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 55,700.00.

Affiant

SWORN to and subscribed before me on this the 10th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: 3-22-91

MORTGAGEE:

Fidelity Federal S & L
401 Union Street
Nashville, TN 37219

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Ms. Mary G. Clayborne | Mortagee | 34-5-A P71 |
| 581 Thomas Jefferson Circle | | |
| Madison, TN 37115 | | |

5702 08/10/88 2101 03L-E1A 190.51

**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, JR. and wife, PAULINE L. CLIFTON,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **MARY G. CLAYBORNE, an unmarried 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, being Unit No. 71 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, JR. by Quitclaim Deed from KIRBY CLIFTON CONSTRUCTION COMPANY of record in Book 7622, Page 363, Registers' Office for Davidson County, TN. The said PAULINE L. CLIFTON joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said KIRBY CLIFTON, JR.

AS PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEE ASSUMES AND AGREES TO PAY THE BALANCE OWING ON A NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $45,600.00, PAYABLE TO FIDELITY FEDERAL SAVINGS & LOAN ASSN OF TENNESSEE AND SECURED BY A DEED OF TRUST OF RECORD IN BOOK 7622, PAGE 364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 581 Thomas Jefferson Circle, Madison, TN 37115.

5754 6

IDENTIFICATION REQUIRED

Aug 10 2 25 PM '88

**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 10th day of August, 1988, 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, JR.

Pauline L. Clifton
PAULINE L. CLIFTON

STATE OF TENNESSEE

COUNTY OF Davidson

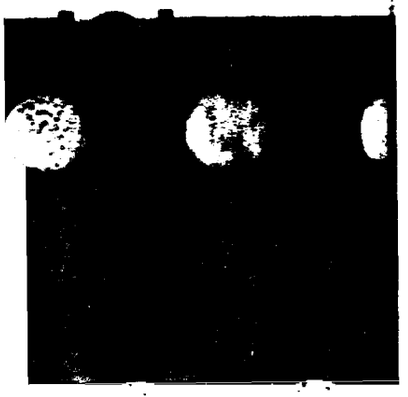
**BEFORE** me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, KIRBY CLIFTON, JR. and wife, PAULINE L. CLIFTON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged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

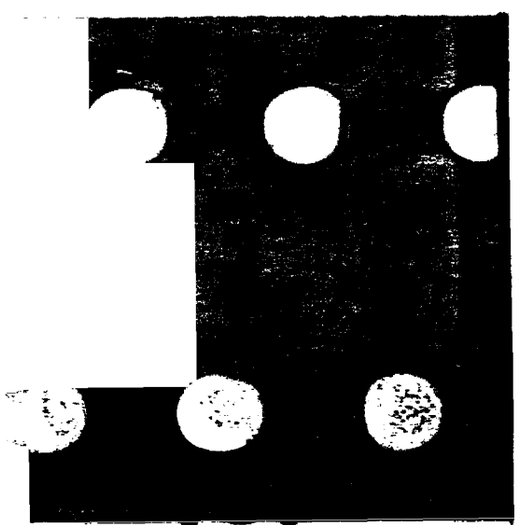
**WITNESS** my hand and official seal at Goodlettsville, Tennessee, this the 10th day of August, 1988.

Paula C. Tomlin
NOTARY PUBLIC

PAULA C. TOMLIN NOTARY PUBLIC AT LARGE

My Commission Expires: 5-22-91





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7623 PAGE 564

| | | |
|---|---|---|
| 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 55700.00 |
| | | | | CON TX 183.81 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 190.31 |
| | | | | CHECK 190.31 |
| 08/10/88 | | 01 | 14:26 0001 | 5702 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57548

IDENTIFICATION REFERENCE

AUG 10 2 25 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

**No.** 122269