5394

Box 14

FORM NO. WD-1

BOOK 7735 PAGE 22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Kurt Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 1988

Jean Calvert Rose
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
Kurt Myers (NAME)	Fidelity Federal Savings & Loan (NAME)	34-5-A-9
405 Thomas Jefferson Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	GO-20596
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 Kurt Myers and wife, Ann Myers

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. 9 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 and wife, Pauline Clifton by deed from James M. Smith and wife, Dorothy B. Smith, Nellie Smith Tucker and Gladys Smith Hinkle as of record in Book 6433, page 775, 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.

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.

Title to that portion of the premises embraced within the bounds of the Seaboard System Railroad.

Dedication of Common Areas to Monticello Manor Home Owners Association, Inc. in Book 6716, page 749, re-recorded in Book 6717, page 362, said Register's Office.

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

This is {unimproved (XX) / improved ( )} property, known as 405 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 hands this 22nd day of December, 19 88

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

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

Kirby Clifton ATTORNEY-IN-FACT Kirby Clifton ATTORNEY-IN-FACT

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

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 7735 PAGE 23

Personally appeared before me, the undersigned, 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 wife, 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 22 day of December, 1988.

Susan Calvert-Rawlings
Notary Public

My Commission expires: 3/3/92

---

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____.

0582 12/22 0101 03CHECK 210.77

_____
Notary Public

Commission Expires_____

WARRANTY DEED

FROM
Kirby Clifton and wife, Pauline Clifton

TO
Kurt Myers and wife, Ann Myers

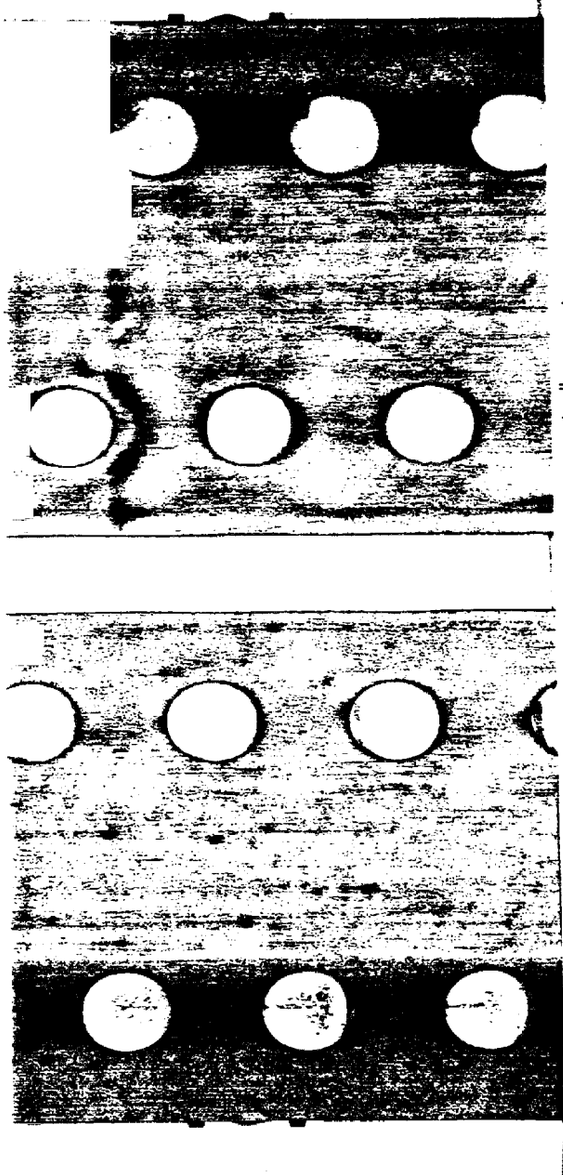
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

96179

DEC 22 2 35 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 7735 PAGE 24

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	61900.00
			CON TX	204.27
			PRFEE	0.50
			WDEED	6.00
			TOTAL	210.77
			CHECK	210.77
12/22/88	01		14:36 0001	0582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6 I 7 6

IDENTIFICATION REFERENCE

DEC 22 2 35 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166722