Fil 1

BOOK 7782 PAGE 951

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~129,029.09~~ F 129,029.09

Annie B. Cliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 89

Lou Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Annie B. Cliff (NAME)	Chemical Mortgage Company (NAME)	136-10-001
3736 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	0.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43215 (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, Wallace R. Sirbaugh and wife, Paulette S. Sirbaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie B. Cliff, 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 Lot No. 363 on the Plan of Priest Lake Park Subdivision, Section 6 of record in Book 5050, Page 21 and 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wallace R. Sirbaugh et ux by deed from Jack D. Jenkins et ux, of record in Book 6935, Page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Chemical Mortgage Company of record in Book 6935, Page 605, said Register's Office with a present unpaid balance of approximately $105,029.09, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Grantees also jointly and severally hereby assume the obligations of Wallace R. Sirbaugh et ux under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( ) This is improved (XX) property, known as 3736 Priest Lake Drive, Nashville, TN 37217
(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 our hand s this 28th day of February, 19 89

Wallace R. Sirbaugh

Paulette S. Sirbaugh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace R. Sirbaugh and wife, Paulette S. Sirbaugh

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

Witness my hand and official seal at Antioch, Tennessee, this 28th day of February, 1989.

Jan Stephens Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Wallace R. Sirbaugh and wife,
Paulette S. Sirbaugh

TO

Annie B. Cliff, unmarried

12656

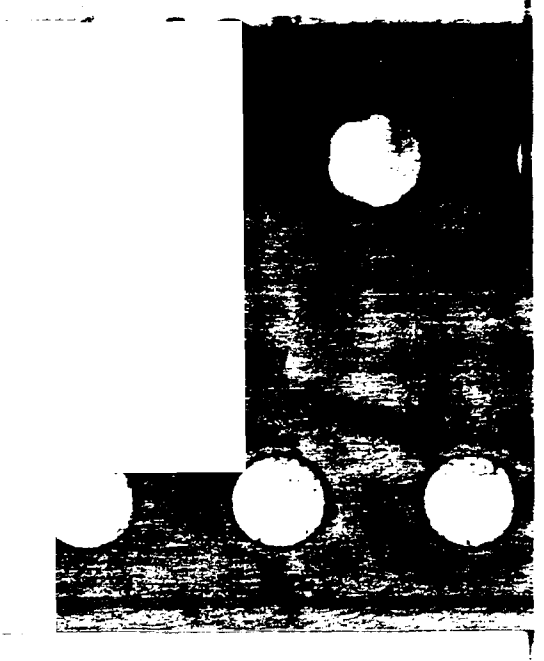
IDENTIFICATION REFERENCE

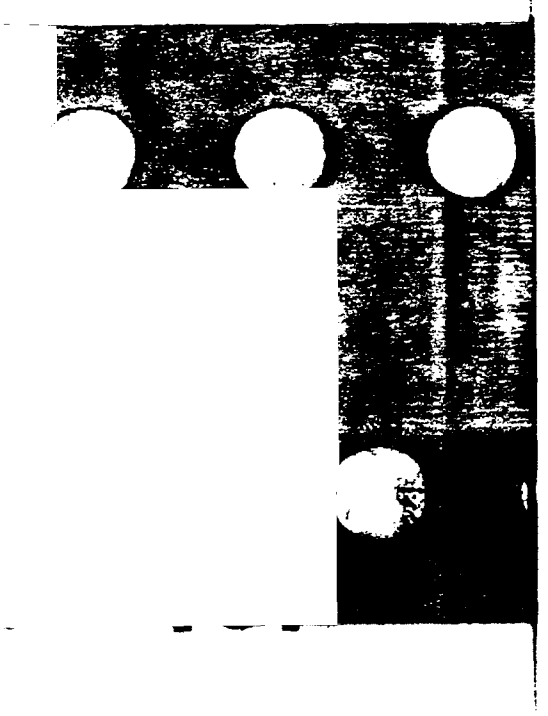
MAR 1 1 90 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

1345 03/01 0101 03CHECK 4-

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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
129029.09

CON TX	425.70
PRFEE	0.50
WDEED	6.00
TOTAL	432.20
CHECK	432.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/89 01 13:52 0001 1345

12656

IDENTIFICATION REFERENCE

MAR 1 1 50 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 185934