THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

B48

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Robert A. Clifft 3718 Brighton Road Nashville, TN 37205	Security Federal S & L Assoc. 4235 Hillsboro Road Nashville, TN 37215	104-13-265 7DA-92730

7708 06/22 0101 03CHECK 6.00

WARRANTY DEED
OF CORRECTION

BOOK 7871 PAGE 351

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, G & W Partners, a Tennessee general partnership composed of George Gianikas, Steve R. Wherry amd Albert J. Dale, Jr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert A. Clifft and wife, Joan Weiler Clifft,

hereinafter called the Grantee, Grantee's 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. 1, Phase I-D on the plan of Phase I-D Brighton Close, of record as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 7670, Page 280, as amended by the plan of A Planned Unit Development, Brighton Close, Phase I-A, I-B, I-D and Phase II, of record in Book 6900, Page 869, Register's Office for said County, both of which plans and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to G & W Partners, a Tennessee general partnership composed of George Gianikas and Steve R. Wherry, by deed from Marshall I. Karr, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without joinder of any beneficiary, of record in Book 7143, Page 527, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7670, Page 280, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being recorded to clarify the legal description in a Warranty Deed of record in Book 7684, Page 781, Register's Office for said County, the transfer tax having been paid at the time of that filing.

This is (un)improved property, known as 3718 Brighton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this _____ day of May, 1989.

G & W PARTNERS

BY: _____
Steve R. Wherry

BY: _____
George Gianikas

BY: _____
Albert J. Dale, Jr.

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 7871 PAGE 352

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 145,500.00.

Diane Parker
Affiant

Subscribed and sworn to before me, this the 20th day of ~~May~~ June, 1989.

Christy Wilkinson
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Gianikas, Steve R. Wherry and Albert J. Dale, Jr., with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the partners of G & W Partners, the within named bargainor, a parthership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by George Gianikas, Steve R. Wherry and Albert J. Dale, Jr. as partners. Witness my hand and official seal this the 20th day of May, 1989.

Notary Public

My Commission Expires: 11-21-92

WARRANTY DEED

from:

G & W PARTNERS

to:

ROBERT A. CLIFFT AND WIFE,
JOAN WEILER CLIFFT

FILED & RECORDED
'89 JUN 22 11 37 AM

4 3 3 8 9 8

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157