BOOK 7904 PAGE 551

This Instrument Prepared By:
Ronald L. Stone
Finch & McBroom
Suite 502
211 Printers Alley Building
Nashville, Tennesee 37211

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Kirby Clifton | - Same - | 34-5A-16 |
| 845 Springfield Highway | | |
| Goodlettsville, TN. 37072 | | |

1620 08/02 0101 03CHECK 193.48

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated the 19th day of September, 1988, executed by Larry J. Wilson to Ronald L. Stone, Trustee, which is of record in Book 7661, page 613, in the Register's Offic for Davidson County, Tennessee.

WHEREAS, I, Ronald L. Stone, Trustee caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Thursday, July 20, 1989, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry to the highest bidder for cash, free of the equity of redemption, homestead, dower, and all other exemptions of every kind which are expressly waived in said Deed of Trust, and subject to any unpaid taxes.

WHEREAS, I, Ronald L. Stone, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty-Five Thousand Five Hundred Seventy-Five and 53/100 ($55,575.53) Dollars by Kirby Clifton (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and the sum aforesaid, cash in hand paid by the Grantee, I, Ronald L. Stone,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$55,575.53
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1989.
Deputy Register

AUG 2 10 29 AM '89

5433

Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being Unit 16, as shown on the Plan of Monticello Manor, as of record in Book 6250, page 551, and being part of the property on the Plans of record in Book 421, page 44, Book 6200, page 54, and Book 6250, page 551, Register's Office for said County, to which plans reference is hereby made for a more complete and accurate legal description.

Included in the above description but excluded herefrom are the exterior walls as shown and set forth in an instrument of record in Book 6643, page 958, and, the basement conveyed to Monticello Manor Homeowner's Association of record in Book 6823, page 862, said Register's Office.

BEING the same property conveyed to Larry J. Wilson from Kirby Clifton and wife, Pauline Clifton, by Deed of Record in Book 7661, page 613, Register's Office for Davidson County, Tennessee.

This is improved property know as 418 Thomas Jefferson Circle, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Granteee no greater title in the subject real estate than that I received as Trustee and that, as Trustee, I have the right to sell and convey.

Witness my hand this 28th day of July, 1989.

Ronald L. Stone, Trustee

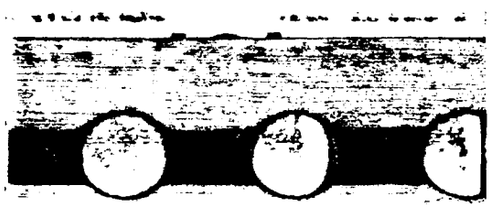
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

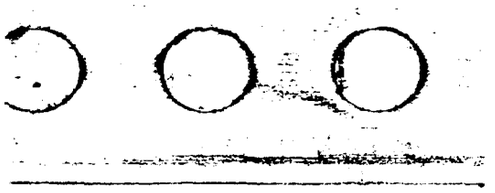
Personally appeared before me, Marlene S Taylor, a Notary Public in and for said County and State, the within named Ronald L Stone, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of statisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

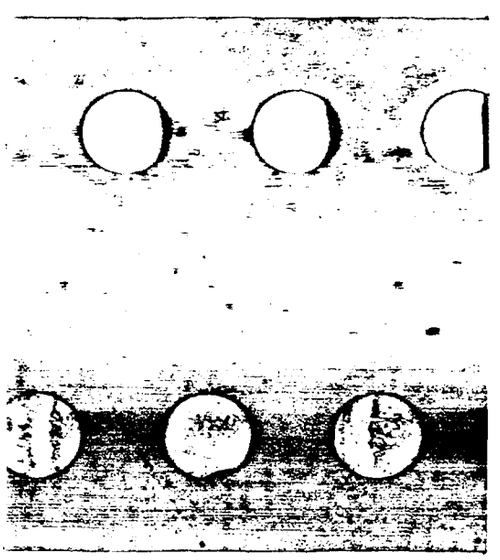
Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 1989.

Marlene S Taylor
Notary Public
My Commission Expires MAR. 27, 1993

My Commission Expires:







**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 554

| | | |
|---|---|---|
| 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 55575.53
CON TX 183.48
PRFEE 1.00
WDEED 9.00
TOTAL 193.48
CHECK 193.48

08/02/89 01 10:33 0001 1620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4338.

IDENTIFI REFERENCE

AUG 2 10 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 234957