FILE NO. 26088 FILE BOX "7"

BOOK 8084 PAGE 324

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,145.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April, 1990.

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICKY FALLS et ux	CITYFED MORTGAGE COMPANY	162-13-257
(NAME)	(NAME)	
939 Ilawood Drive	30 Warder Street	5DU 77331
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	Springfield, Ohio 45501	
(CITY) (STATE) (P.O. ZIP)	(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, CHARLES W. CLANTON and wife, LISA J. CLANTON and JAMES K. ROUSSEL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY FALLS and wife, LILLIAN FALLS,

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. 63B, Dreamland Estates, Section 2, as of record in Book 6900, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Charles W. Clanton and wife, Lisa J. Clanton and James K. Roussel by deed from James K. Roussel and wife, Sammy Carole Roussel of record in Book 7032, Page 642, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITYFED MORTGAGE COMPANY of record in the Register's of Deeds of Davidson County Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is (unimproved / improved) X property, known as 939 Ilawood Drive, Nashville, Tennessee 37211
(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 hands this 24th day of April, 1990

CHARLES W. CLANTON

LISA J. CLANTON

JAMES K. ROUSSEL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES W. CLANTON and wife, LISA J. CLANTON and JAMES K. ROUSSEL

the bargainor S, 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 Nashville, Tennessee, this 31st day of March, 1990.

Commission Expires 11-21-92

James K. Davis
Notary Public

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

TO

I 7460

IDENTIF. T REFERENCE

APR 9 1 47 PM '90

DAVIDSON COUNTY TN.

9521 04/09 0101 03CHECK 248.23

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 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 73145.90
CON TX 241.23
PRFEE 1.00
WDEED 6.00
TOTAL 248.23
CHECK 248.23

04/09/90 01 13:46 0001 9521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17460

IDENTIF. REFERENCE

Apr 9 1 47 PM '90

DAVIDSON COUNTY TN.

No. 308654