BOOK 8263 PAGE 19

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Jerry D Alderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 90

Notary Public

MY COMMISSION EXPIRES: 7-12-94
(AFFIX SEAL)

LIMITED WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 Century Blvd. - Suite 402, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Alderson (NAME)	Same (NAME)	MAP 34-5-A
402 Thomas Jefferson Circle (ADDRESS)	(ADDRESS)	PARCEL 2
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	GO-20589

FOR AND 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, City Savings, FSB in Conservatorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D. Alderson and wife, Celeste Alderson

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:

Being Unit 2 on the Plan of Monticello Manor of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to City Savings, FSB by Quitclaim Deed from City Savings Bank, F.S.B. of record in Book 8263 Page 17, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6643, page 950 and Book 6643, Page 966, Register's Office for said County.

The Grantor covenants and agrees to and with Grantees that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will warrant and defend the above described property against all persons lawfully claiming or to claim the same by, through, or under Grantor.

1602 12/26 0101 03CHECK 122.50

unimproved ( )
This is improved (X) property, known as 402 Thomas Jefferson Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said land 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 my hand on this 21st day of December, 19 90

City Savings, FSB
By: Brian H. McClelland
Brian H. McClelland, Managing Agent

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA NEW JERSEY
COUNTY OF ~~DAVIDSON~~ SOMERSET

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian H. McClelland and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Agent and _____ respectively of the City Savings, FSB the within named bargainor, and corporation, and that he as such Managing Agent and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brian H. McClelland as such Managing Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~Nashville~~ Somerset, N.J. on this the 21st day of December in 90.

My commission expires _____
MARY LOU IANTOSCA
Notary Public of New Jersey
My Commission Expires Feb. 13, 1995

_____
Notary Public

88 R 461

IDENTIF. REFERENCE

Dec 26 8 12 AM '90

FELIX Z. WILSON-REGISTER
DAVIDSON COUNTY TN.

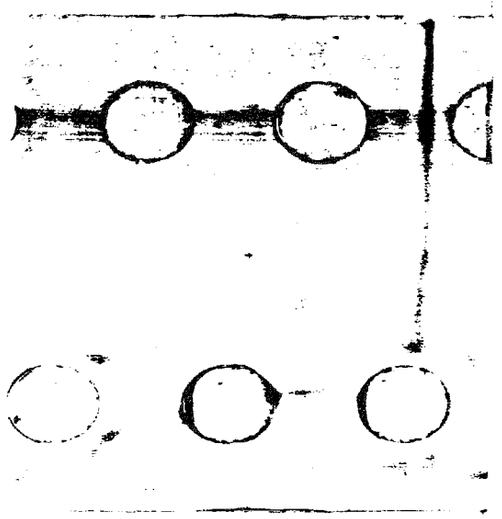
WARRANTY DEED

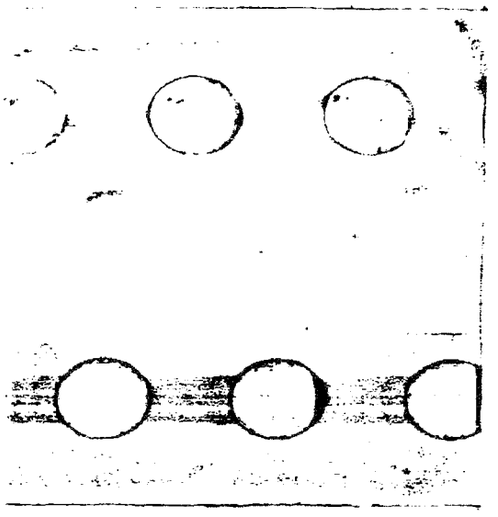
FROM
City Savings, FSB

TO
Jerry D. Alderson and wife, Celeste Alderson

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 8263 PAGE 21

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 35000.00
CON TX 115.50
PRFEE 1.00
WDEED 6.00
TOTAL 122.50
CHECK 122.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/90 01 08:10 0001 1602

81461

IDENTIF. REFERENCE

DEC 26 8 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383991