THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00263604
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Scott Clifton (NAME)	Dominion Bankshares Mortg. (NAME)	MAP 156-2
635 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 12701 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Roanoke, VA 24027-2701 (CITY) (STATE) (ZIP)	PARCEL 33

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars.*

Cash in hand paid by Gregory Scott Clifton and Jan Z. Clifton, Husband and Wife and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Duane B. Wyatt and wife, Ann E. Wyatt

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory Scott Clifton and Jan Z. Clifton, Husband and Wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for said County.

Said Lot fronts 80 feet on the west side of harpeth Knoll Road and extends back 197.2 feet on the south line and 294.5 feet on the north line to a dead line and measures 80.4 feet.

Being the same property conveyed to Duane B. Wyatt and wife, Ann E. Wyatt, by deed from William F. Shear and wife, Lanna S. Shear, of record in Book 4995, page 656, Register's Office of Davidson County, Tennessee.

26776

JUN 28 2 37 PM '91

9103 06/28 0101 03CHECK 353.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me this the 28th *day of* June *19* 91

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant Gregory Scott Clifton

Notary Public Linda T. Jones

This is improved (X) property, known as 635 Harpeth Knoll Road, Nashvile, TN 37221 *(House Number) (Street) P.O. Address (City or Town)* *unimproved ( )*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th *day of* June *19* 91*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Duane B. Wyatt

Duane B. Wyatt

Ann E. Wyatt

Ann E. Wyatt

8386

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Duane B. Wyatt and wife, Ann E. Wyatt

the within named 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* 28th *day of* June, *19* 91

Commission expires 4-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

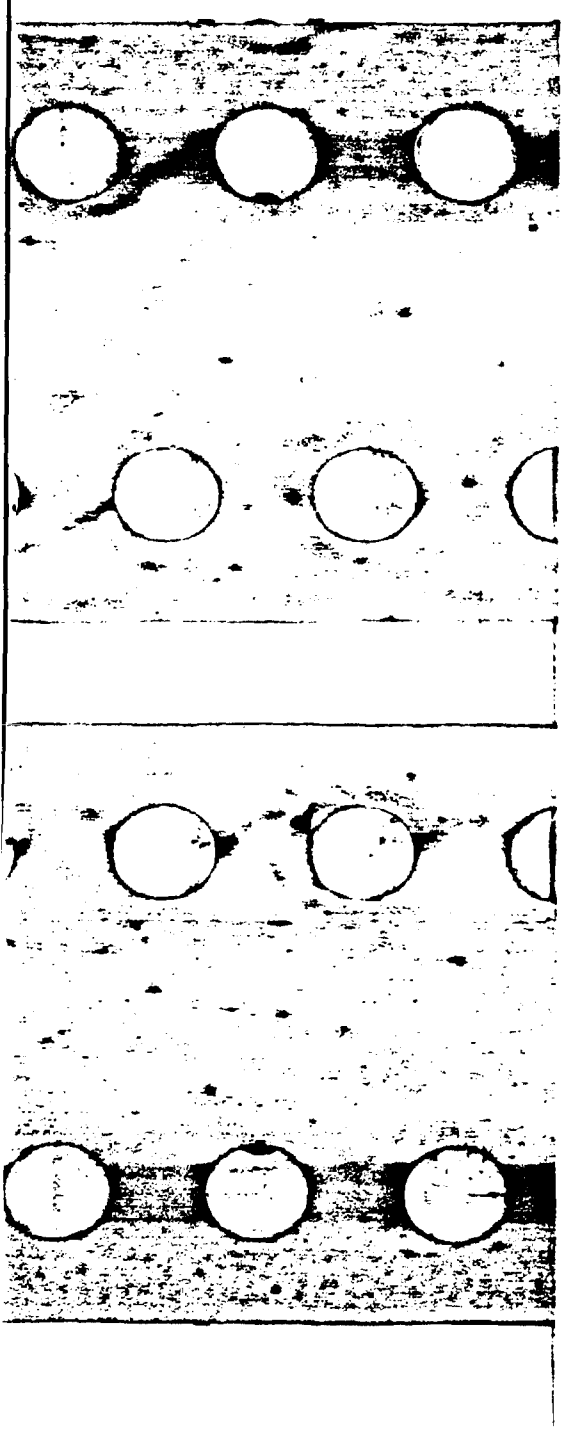
Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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 105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353-50
CHECK 353-50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/91 01 14:39 0001 9103

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IDENTIFICATION REFERENCE

JUN 28 2 37 PM '91

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

No. 436091