STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 92

Notary Public

MY COMMISSION EXPIRES November 19, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL-NUMBERS
MERRY LYNN CLIFTON, UNMARRIED	FLEET NATIONAL BANK	15DZ 54420
(NAME) 2216 STRATFORD AVENUE	(NAME) 11200 W. PARKLAND AVE.	72/8/134
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37216	(STREET ADDRESS) MILWAUKEE, WI 53224	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, JAMES L. HERRINGTON AND WIFE, MARY H. HERRINGTON, devisees of the Estate of Anna Burns Watkins, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERRY LYNN CLIFTON, UNMARRIED

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 LOT NO. 76 ON THE MAP OF DALEWOOD SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 1424, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 76 FRONTS 82 FEET ON THE WEST SIDE OF STRATFORD AVENUE AND RUNS BACK BETWEEN LINES (WHICH MEASURE) 153.8 FEET ON THE NORTH LINE AND 151 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, MEASURING 82 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANNA BURNS WATKINS FROM CUMBERLAND CONSTRUCTION COMPANY, INC. A TENNESSEE CORPORATION, BY DEED OF RECORD IN BOOK 1756, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ANNA BURNS WATKINS, BEING AN UNMARRIED WOMAN AT THE TIME OF HER DEATH, DIED TESTATE 03/25/90 IN DAVIDSON COUNTY, TENNESSEE; THENCE, BY DEVISE IN ACCCORDANCE WITH THE LAST WILL & TESTAMENT OF ANNA BURNS WATKINS (DECEASED) OF RECORD IN WILL BOOK 170, PAGE 334, (REF, FILE NO. 95172), PROBATE COURT FOR SAID COUNTY, THE TITLE TO THE WITHIN DESCRIBED PROPERTY BECAME VESTED IN "LAMAR AND MARY HERRINGTON"; THE SAID "LAMAR AND MARY HERRINGTON", THE GRANTORS HEREOF, DO HEREBY MAKE OATH AND COVENANT THAT (1) THEY ARE HUSBAND AND WIFE, (2) THE SAID LAMAR HERRRINGTON IS ALSO KNOWN AS AND THE SAME PERSON AS JAMES L. HERRINGTON, AND (3) THE SAID MARY HERRINGTON IS ALSO KNOWN AS AND THE SAME PERSON AS MARY HERRINGTON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is ~~unimproved~~ improved X property, known as 2216 STRATFORD AVENUE , NASHVILLE , TN , 37216
(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 [illegible] 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 hand s this 25th day of February, 19 92

JAMES L. HERRINGTON: James L. Herrington

MARY H. HERRINGTON: Mary H. Herrington

STATE OF TENNESSEE
County of SUMNER

BOOK 8564 PAGE 691

Personally appeared before me,
JAMES L. HERRINGTON AND WIFE, MARY H. HERRINGTON
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 1992

Commission expires November 19, 1994

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

2650 03/03 0101 03CHECK 192.00

89028

IDENTIF. REFERENCE

MAR 3 10 50 AM '92

FELIX Z. WISDOM REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

JAMES L. HERRINGTON, ET UX

TO

MERRY LYNN CLIFTON, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8564 PAGE 692

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	6.00
TOTAL	192.00
CHECK	192.00

03/03/92 01 10:49 0001 2650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89028

IDENTIF. REFERENCE

MAR 3 10 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 507144