This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

mail

BOOK 9285 PAGE 825

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Steven M. Clifton<br>5060 Regent Drive<br>Nashville, TN 37220 | same | Map and Parcel<br>187-13 |

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Steven M. Clifton
AFFIANT

Sworn to and subscribed before me this 19 day of March, 1994.

NOTARY PUBLIC

JEANNE FRANKS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires September 21, 1996

My Commission Expires: 9-21-96

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**WARRANTY DEED**

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 and sufficiency of which is hereby acknowledged, WE, DAVID JEFFREY CLIFTON and wife, ALLYSON CLIFTON, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STEVEN M. CLIFTON, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Tract 9-B on the Final Plat of Jeff Clifton, of record in Book 6050, page 292, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to David Jeffrey Clifton, unmarried, by deed from Jack D. Jenkins and wife, Nina R. Jenkins, of record in Book 6057, page 891, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said

taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 187-13.

2. All matters appearing on the Final Plat Jeff Clifton, as of record in Book 6050, page 292, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 5807, page 6 and Book 6057, page 891, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

I, ALLYSON CLIFTON, join in this conveyance for the sole purpose of conveying any and all right, title and interest I may have in the subject property by reason of my marital status, or otherwise.

This unimproved property is known as 6581 Burkitt Road, Antioch, Tennessee 37013.

WITNESS our hands this 19th day of March, 1994, in Franklin, Tennessee.

David Jeffrey Clifton
DAVID JEFFREY CLIFTON

Allyson Clifton
ALLYSON CLIFTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named David Jeffrey Clifton and wife, Allyson Clifton, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19 day of March, 1994.

Notary Public

JENNIFER FRANKS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

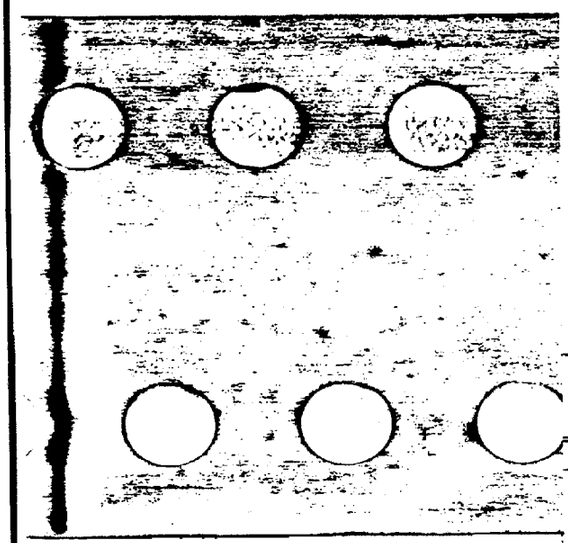
My commission expires: 9-21-96

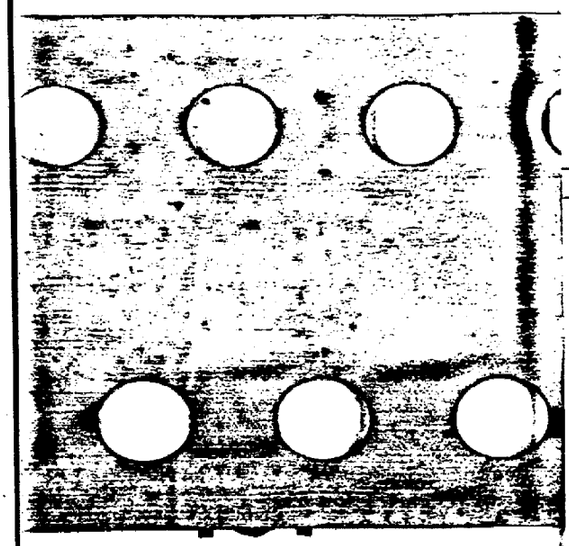
My Commission Expires
September 21, 1996

94 MAR 22 AM 10:42
FELIX A. WILKINS, REGISTER
DAVIDSON COUNTY, TN.

30318
IDENTIFICATION REFERENCE

4553 03/22 0101 03CHECK 64.50





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

RECEIVED OF _____

FOR _____

BOOK 9285 PAGE 827

| | | |
|---|---|---|
| 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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50
03/22/94 01 10:42 0001 4553

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

30318
IDENTIF. & REFERENCE

94 MAR 22 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 769884