9594

Realty 48

WARRANTY DEED

prior 9594 PG 230

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~107,000.00~~ 106,315.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 1/27/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Anne Clifton (NAME)	Boatman's National Mortgage, Inc. (NAME)	172-12-0-B
1112 Crestfield Drive (ADDRESS)	4041 Knight Arnold Rd (ADDRESS)	044.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38118-0559 (CITY) (STATE) (ZIP)	

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, Gregory A. Bowman and wife, Katherine E. Bowman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela Anne Clifton

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, TN, being Lot No. 441 on the Plan of Bradford Hills, Section Three, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory A. Bowman and wife, Katherine E. Bowman by deed from Frank A. Tagliavia and wife, Marjorie M. Tagliavia of record in Book 8910, Page 496, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170, Book 8267, page 616, By-Laws in Book 8071, page 531, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 764, Book 8377, page 769, Book 8377, page 808 and Book 8377, page 972, and all matters shown on the Plan of Record.

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 deed of trust to Amerisource Mortgage Corporation, of record in Book 8910, Page 499, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 1112 Crestfield Drive, Nashville, TN 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 hand s this 10th day of February 19 95

Gregory A. Bowman

Katherine E. Bowman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9594 PG 231

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Bowman and wife, Katherine E. Bowman

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 Brentwood, Tennessee, this 10th day of February 1995

Commission expires 1/27/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

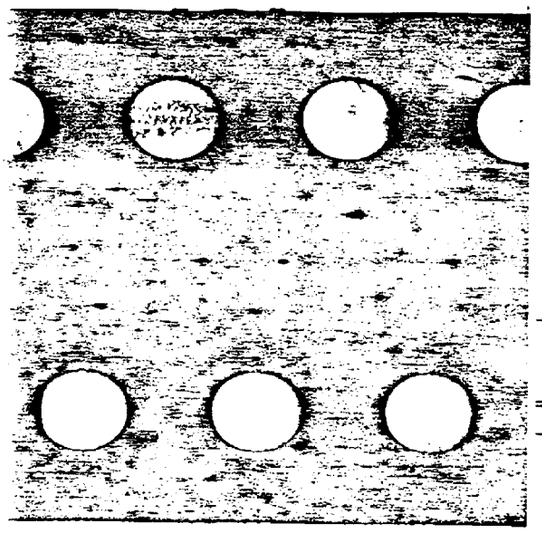
33819

95 FEB 13 PM 12:17

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1371 02/13 0101 03CHECK

102.31



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

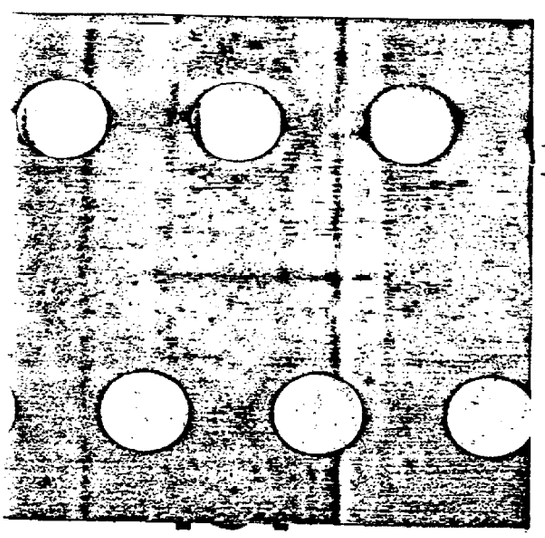
RECEIVED OF _____

FOR _____

BOOK 9594 PG 232

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
106315.50
CON TX 393.31
PRFEE 1.00
WDEED 8.00
~~TOTAL 402.31~~
CHECK 402.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/95 01 00:15 0001 1371

33819
IDENTIF. & REFERENCE

95 FEB 13 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881086