File Box 29

STATE OF TENNESSEE
COUNTY OF Davidson

5793-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Sarah D. Lunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 95.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/25/95

BOOK 9607 PG 201

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah D. Lunn	NEW OWNERS	34-5-A-49 CO
(NAME)	(NAME)	
540 Thomas Jefferson Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Kirby Clifton and wife, Pauline L. Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah D. Lunn, 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:**

LAND in Davidson County, Tennessee being Unit No. 49 on the Plan of Monticello Manor, of record in 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 part of the same property conveyed to Kirby Clifton and wife, Pauline L. Clifton by deed from James M. Smith, et al, filed of record in Book 6433, Page 775, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6643, page 958, said Register's Office and the By-Laws for Monticello Manor Homeowners Association of record in Book 6643, page 950, said Register's Office and all other easements and conditions as shown on the recorded plat.

The said Pauline L. Clifton and Pauline Clifton being one and the same person.

This is improved property known as 540 Thomas Jefferson Circle, Madison, TN 37115

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 their hand s this 28th day of February, 19 95.

Kirby Clifton
Kirby Clifton

Pauline L. Clifton
Pauline L. Clifton
by Kirby Clifton attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kirby Clifton and ~~wife Pauline XXXClifton~~

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 Nashville Tennessee, this 28th day of February, 19 95.

My commission expires 3/25/95

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of Febraury, 1995, before me personally appeared Kirby Clifton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pauline L. Clifton and acknowledged that he executed the same as the free act and deed of the said Pauline L. Clifton.

Witness my hand and official seal.

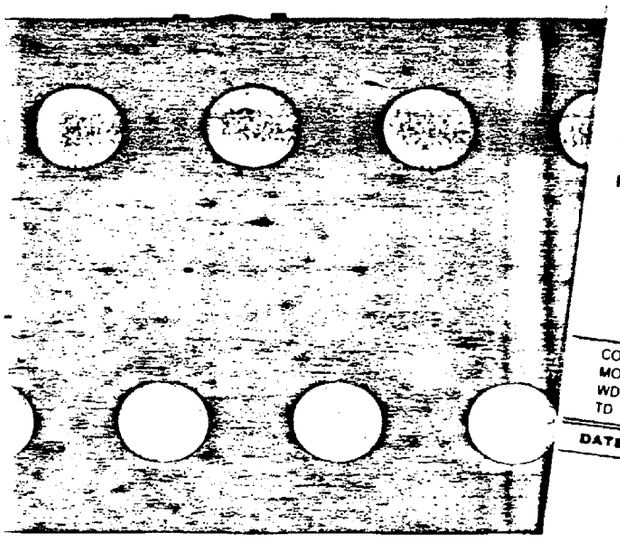
Ollie Mai Parsley
NOTARY PUBLIC

My Commission Expires: 3/25/95

38136
IDENTIFICATION REFERENCE

95 MAR -1 AM 10:49
REGISTER
DAVIDSON COUNTY, TN.

6084 03/01 0101 03CHECK 223.60



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

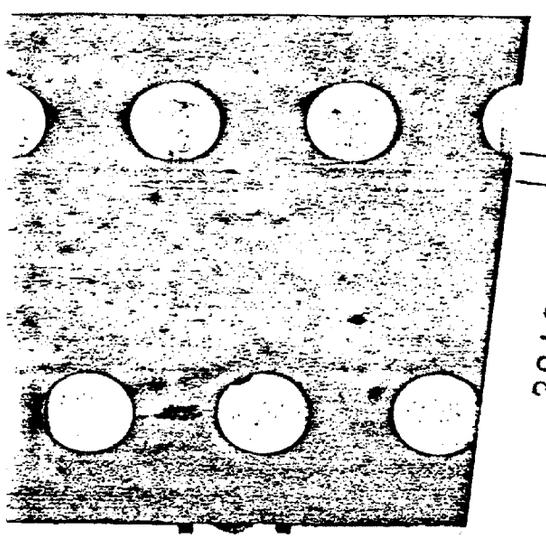
RECEIVED OF _____

FOR _____

BOOK 9607 PG 203

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



38136
IDENTIF. & REFERENCE

95 MAR -1 AM 10:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CAMT 58000.00
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/95 01 10:49 0001 6084 CHEQUE 223.60

No. 885743