File Box 29

BOOK 9772 PG 317

STATE OF TENNESSEE
COUNTY OF Davidson

6118-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Lori Roye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: March 27, 1999

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
Lori Roye	Guaranty Trust Company	18-15-6
(NAME)	(NAME)	
528 Moncrief Avenue	726 South Church Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Murfreesboro, TN 37130	
(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, Jr. and wife, Pauline L. Clifton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Roye and Roger G. Kelly, II, unmarried persons

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 Lot No. 75 on the Second Revision of the Moncreif Subdivision, according to a survey made on March 5, 1953 by Stephen A. Draper, Surveyor, described as follows:

Said Lot No. 75 fronts 183.1 feet on the west side of Moncreif Avenue and runs back North 61 deg. 46 min. West 966 feet on the south line, and runs back North 60 deg. 48 min. West 438 feet; thence N 69 deg. West 269 feet to an old stump; thence N 61 deg. 45 min. West 268 feet, and shows 166.3 feet on the rear line.

BEING a portion of the same property conveyed to Kirby Clifton, Jr. and wife, Pauline L. Clifton by deed from W. G. Moncrief & Company, filed of record in Book 3104, page 98, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Pursuant to a Power of Attorney filed of record in Book 9232, page 54, Register's Office for Davidson County, Tennessee.

This is improved property known as 528 Moncrief Avenue, Goodlettsville, TN 37072

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 hands this 18th day of August, 19 95.

Kirby Clifton
Kirby Clifton, Jr.

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

6118-M

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kirby Clifton, Jr.

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 18th day of August, 19 95.

My commission expires 3/22/99

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I, the undersigned Notary Public, do hereby certify that Kirby Clifton, Attorney-In-Fact for Pauline Clifton personally appeared before me this date and being duly sworn, says that he executed the foregoing instrument for and on behalf of Pauline Clifton, and that her authority to execute and acknowledge is contained in an instrument duly executed, acknowledged and recorded in Book 9232, page 54, Register's Office for Davidson County, Tennessee, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 18th day of August, 1995.

NOTARY PUBLIC

My commission expires: 3/22/99

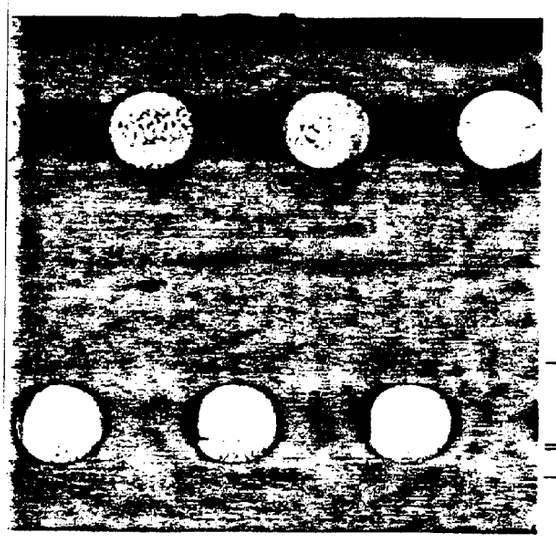
00092775

IDENTIF. & REFERENCE

95 AUG 24 AM 10:36

REGISTER

649-10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

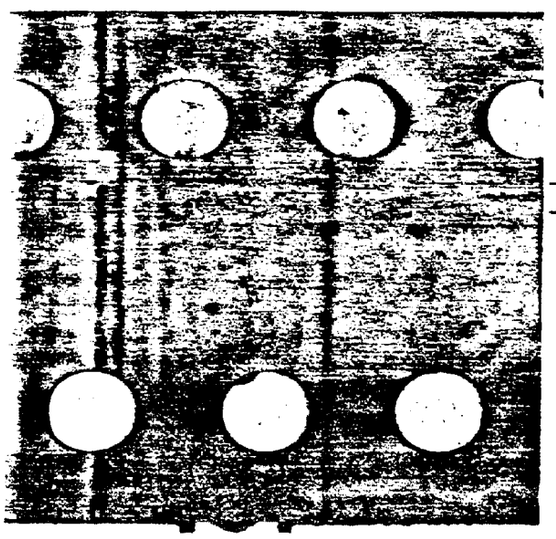
RECEIVED OF _____

FOR _____

BOOK 9772 PG 319

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
173000.00
CON TX 640.10
PRFEE 1.00
[illegible] 8.00
TOTAL 649.10
CHECK 649.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/95 01 10:37 0001 6045

0092775
IDENTIF. ↑ REFERENCE

95 AUG 24 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 944986