File Box 29

9979 PG 812

STATE OF TENNESSEE 6664-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

X Michael E. Watts Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 96

Ollie Mae Paisley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

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
Michael E. Watts, Sr.	AMERISOURCE MORTGAGE CORPORATION	34-5-A-70 CO
(NAME)	(NAME)	
582 Thomas Jefferson Circle	1101 Kermit Drive, Ste. 203	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37217	
(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 Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Watts, Sr. and wife, Diane L. Watts

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 Unit No. 70 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said Unit.

BEING part of the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees, by deed from Kirby Clifton and wife, Pauline Clifton, filed of record in Book 9770, Page 700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6643, page 950, as corrected in Book 9824, page 91, said Register's Office, and all other easements and restrictions of record.

This is improved property known as 582 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 his hand this 28th day of February, 19 96.

Kirby Clifton, Jr. Trustee
Kirby Clifton, Jr. Trustee

Mary Pauline Clifton, Trustee
Mary Pauline Clifton, Trustee

6664-M

BOOK 9979 PG 513

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, Jr., Trustee and Mary Pauline Clifton, Trustee 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 28th day of February, 1996.

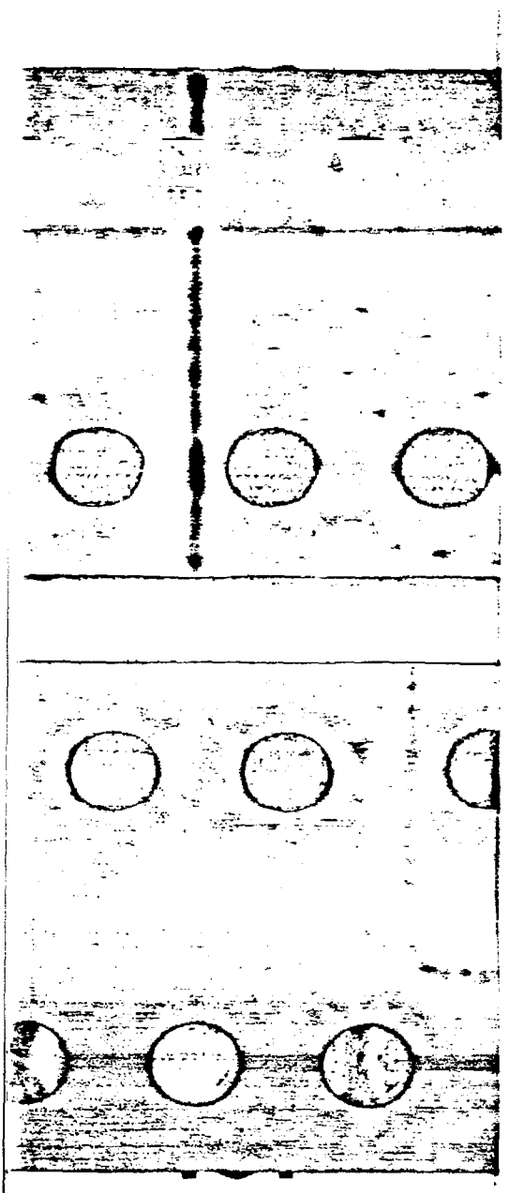
My commission expires 3/27/99

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

0160375
IDENTIF. ↑ REFERENCE

96 MAR 15 AM 8:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8708 03/15 0101 03CHECK 231.00



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

RECEIVED OF _____

FOR _____

BOOK 9979 PG 814

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

03/15/96 01 08:53 0001 8708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160375
IDENTIF. ↑ REFERENCE

96 MAR 15 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1016771