29

STATE OF TENNESSEE
COUNTY OF Davidson

6663-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 96.

Notary Public

MY COMMISSION EXPIRES: 11-30-96

BOOK 10011 PG 735

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
Andrew M. Willingham	First Republic Mortgage Corporation	84-5-A-69 CO
(NAME)	(NAME)	
580 Thomas Jefferson Circle	3310 West End Avenue, Ste. 480	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37203	
(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, Mary Pauline Clifton, Trustees of Clifton Family Revocable Living Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew M. Willingham and wife, Jennifer M. Willingham

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. 69 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 plan reference is hereby made for a more complete and detailed description thereof.

BEING part of the same property conveyed to Kirby Clifton, Jr. and wife, Mary Pauline Clifton, Trustees of the Clifton Family Living Revocable Trust, 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, said Register's Office and all other matters as shown on the recorded plat.

Executed pursuant to a Power of Attorney filed of record in Book 9979, page 810, said Register's Office.

This is improved property known as 580 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 8th day of April, 19 96.

Kirby Clifton, Jr., Trustee

Mary Pauline Clifton, Trustee
by Kirby Clifton, Attorney in fact

by Kirby Clifton atty in fact

BOOK 10011 PG 736

6663-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., 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 8th day of April, 19 96.

My commission expires 11-20-96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 1996, 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 Mary Pauline Clifton, Trustee, and acknowledged that he executed the same as the free act and deed of said Mary Pauline Clifton, Trustee.

Witness my hand and official seal.

Notary Public

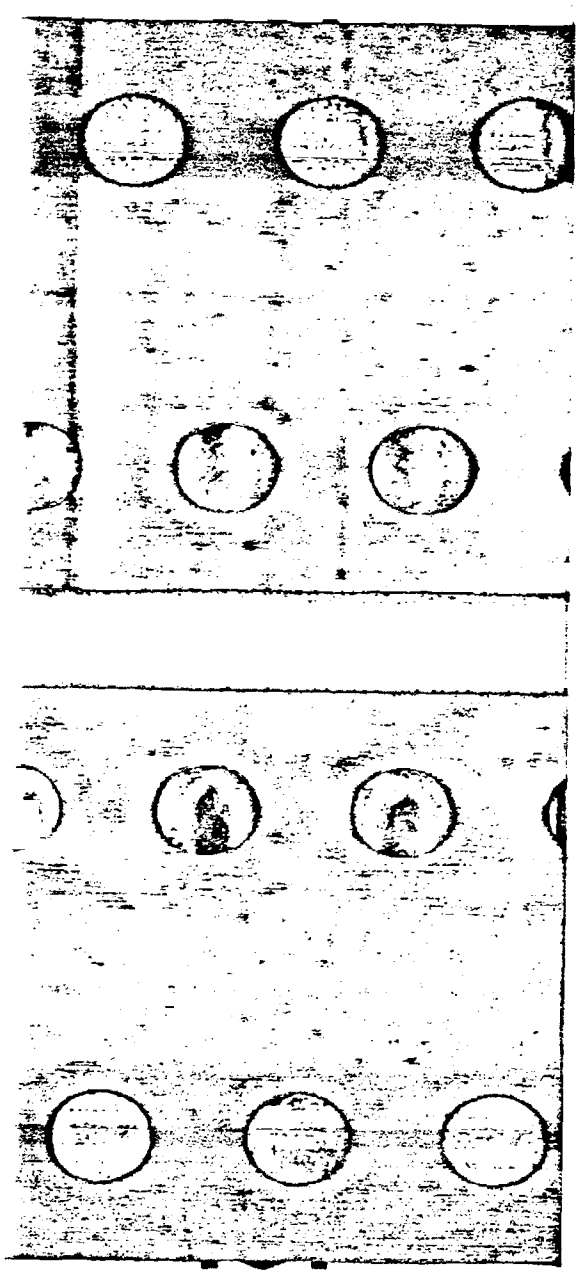
My Commission Expires:

11-20-96

0170037
IDENTIF. & REFERENCE

96 APR 11 AM 8:45
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9070 04/11 0101 03CHECK 240.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBook 10011 PG 737

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

04/11/96 01 08:44 0001 9070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170037
IDENTIF. ← REFERENCE

96 APR 11 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027045