File By 97

STATE OF TENNESSEE 6854
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

X Jennifer L. Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 3/27/97

BOOK 10085 PG 232

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jennifer L. Dickens	First Investment Company	34-5-A-60CO
(NAME)	(NAME)	
562 Thomas Jefferson Circle	4300 East Broad Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Columbus, OH 43216-0749	
(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 Jennifer L. Dickens, 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:

BEING Unit No. 60 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 detailed description.

BEING part of the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees of the Clifton Family 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 the Declaration of Covenants, Conditions and Restrictions of record in Book 6643, page 950, and all matters as shown on the recorded plat and all easements of record.

This is improved property known as 562 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 hands this 10th day of June, 19 96.

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

Mary Pauline Clifton Trustee
Mary Pauline Clifton, Trustee.
by Kirby Clifton atty. in fact

BOOK 10085 PG 233

6854

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. ~~and Mary Pauline Clifton~~, Trustees

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of June, 19 96.

My commission expires March 27, 1999

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of June, 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.

My Commission Expires:
March 27, 1999

NOTARY PUBLIC

96 JUN 13 AM 9:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2880 06/13 0101 03CHECK 231.00

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10085 PG 234

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

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

06/13/96 01 09:53 0001 2880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01921 72
IDENTIF. # REFERENCE

96 JUN 13 AM 9:48

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

No. 1050705

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