BOOK 10119 PG 317

STATE OF TENNESSEE 6951
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

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

Notary Public Ollie Mai Parsley
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
Thomas G. Miller	Leader Federal Bank for Savings	34-5-A-61 CO
(NAME)	(NAME)	
564 Thomas Jefferson Circle	P.O. Box 2926	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Memphis, TN 38101-2926	
(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 Agreement dated August 22, 1995, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Miller and Karyn L. Mathews as tenants in common with the right of suvivorship 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. 61 on the Plan of Monticello Manor, a Planned Unit Devlopment, 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 Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust Agreement dated August 22, 1995, 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 filed of record in Book 6643, page 950, said Register's Office and all matters as shown on the recorded plat.

This is improved property known as 564 Thomas Jefferson Circle, Madison, TN 37115

231.00

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 July, 19 96.

Kirby Clifton, Jr., Trustee

Mary Pauline Clifton, Trustee
by: Kirby Clifton, Attorney in Fact

BOOK 10119 PG 318

6951

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. ~~Mary Pauline Clifton~~ Trustee 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 10th day of July, 19 96.

My commission expires 3/27/99

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 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.

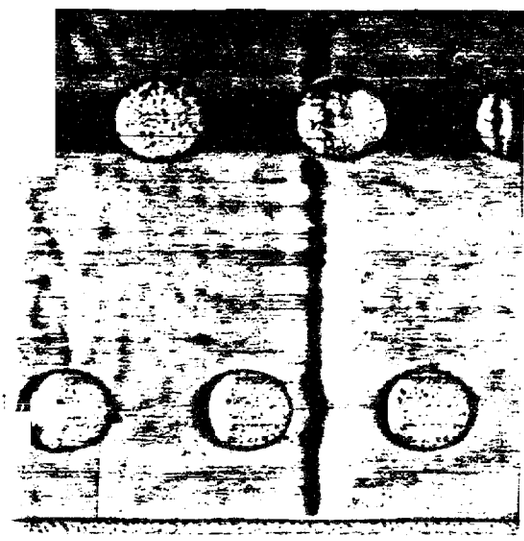
Ollie Mai Parsley
NOTARY PUBLIC

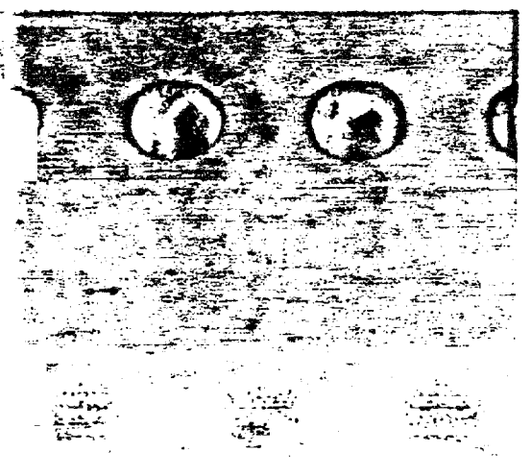
My Commission Expires: 3/27/99

0202947

IDENTIFICATION REFERENCE

96 JUL 12 AM 11:22





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

RECEIVED OF _____

FOR _____

BOOK 10119 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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

07/12/96 01 11:24 0001 4558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202947
IDENTIF. ↑ REFERENCE

96 JUL 12 AM 11:22

REGISTER
DAVIDSON CO. TN.

No. 1062244