Return to: Title Guaranty
of Middle Tenn, Inc.
5150-C Murfreesboro Road
La Vergne, TN 37086

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7417
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 97.

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: Mortgagee	MAP-PARCEL NUMBERS
Michael Len Walls	Guaranty Trust Company	34-5-A-54 CO
(NAME)	(NAME)	
550 Thomas Jefferson Circle	640 Broadmor Blvd, Suite 100	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 10395 PG 437

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., Trustee and Mary Pauline Clifton, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Len Walls and wife Deanna Rene Walls

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. 54 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 the same property conveyed to Kirby Clifton, Jr., Trustee and Mary Pauline Clifton, Trustee for Clifton Family Revocable Living 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 as amended in Book 7824, page 91, said Register's Office and all matters as shown on the recorded plat.

This instrument is executed on behalf of Mary Pauline Clifton, Trustee, by Kirby Clifton as Attorney in Fact pursuant to a Power of Attorney of record in Book 9979, page 810, said Register's Office.

This is improved property known as 550 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 hand s this 26th day of March, 19 97.

Kirby Clifton, Jr., Trustee

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

BOOK 10395 PG 438

7417

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 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 26th day of March, 19 97.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 1997, 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:
3/27/99

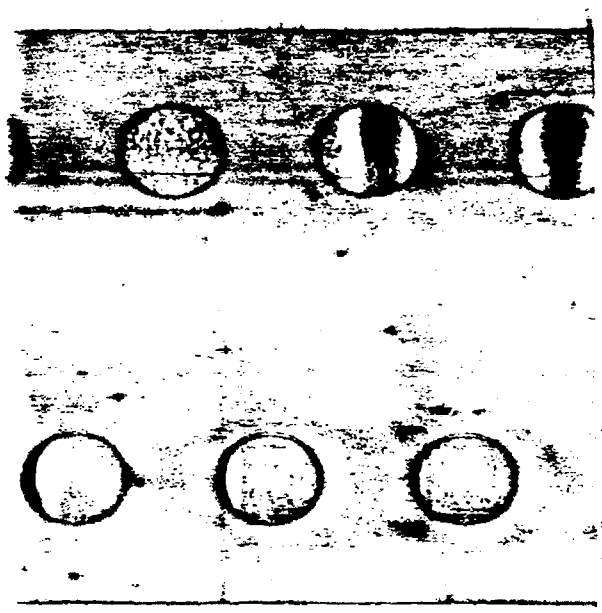
OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

0288281
IDENTIF. + REFERENCE

97 MAR 31 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2758 03/31 0101 CHECK 240.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

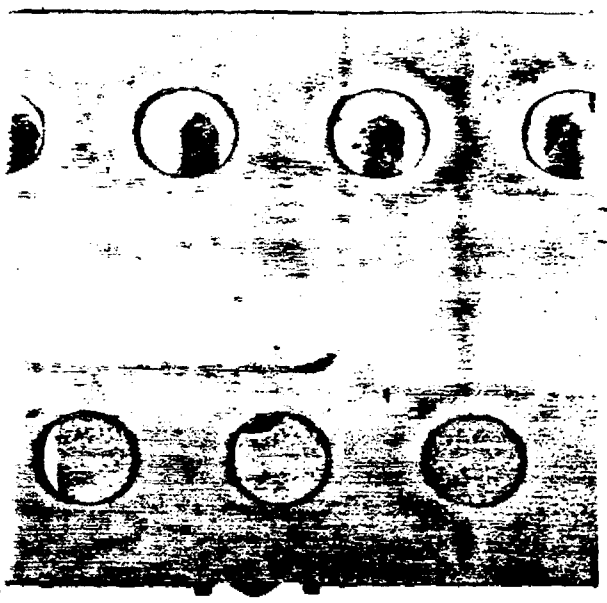
RECEIVED OF _____

FOR _____

BOOK 10395 PG 439

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

03/31/97 01 10:07 0001 2758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288281
IDENTIF. ↑ REFERENCE

97 MAR 31 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133039