STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-98

(AFFIX SEAL)

BOOK 10429 PG 565

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIRBY CLIFTON 4027 MARYDALE DRIVE NASHVILLE, TN 37207	NEW OWNER	MAP 41.08 PARCEL9

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,

EMOGENE HALL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIRBY CLIFTON FAMILY REVOCABLE LIVING TRUST

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 LOT NO. 26, HICKORY ACRES, SECTION II, AS RECORDED IN BOOK 2330, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY AND FRONTS 100 FEET ON THE WEST SIDE OF MARYDALE DRIVE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. HALL AND WIFE, THELMA B. AND DAUGHTER, EMOGENE FROM THE DALE CONSTRUCTION CO., INC. BY WARRANTY DEED DATED SEPTEMBER 26, 1957, OF RECORD IN BOOK 2699, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROBERT H. AND THELMA B. HALL ARE BOTH DECEASED AND PROPERTY VESTS IN EMOGENE HALL AS SURVIVING TENANT.

This conveyance is made subject to the following:
1. 1997 taxes and subsequent years constitute a lien although not yet due and payable.
2. Property is subject to all matters affecting said premises as contained in Plat Book 2330, Page 17, Register's Office for DAVIDSON County, TENNESSEE, including but not limited to a 40 foot minimum building setback line from the front line of said lot and a 10 foot easement for utility purposes along the rear line of said lot and a utility anchor easement across the northwest 2 1/2 foot by 25 foot of said lot.
3. Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 6196, Page 582, Register's Office for Davidson County, Tennessee.
4. Any and all restrictions, conditions and easements of record.

This is improved property known as: 4027 MARYDALE DRIVE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 MY hand(s) this 22ND day of APRIL, 1997.

EMOGENE HALL

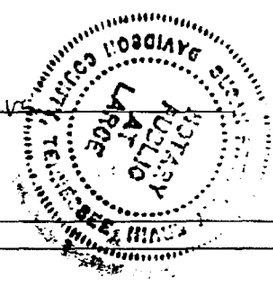
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EMOGENE HALL, UNMARRIED, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of APRIL, 1997.

NOTARY PUBLIC

My Commission Expires: 3-21-98



029810

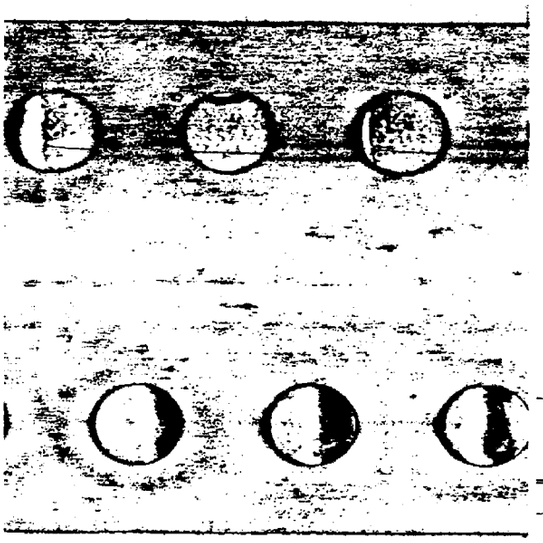
IDENTIF. ➔ REFERENCE

97 APR 25 PM 2:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

3575 04/25 0101 03CHECK 286.50



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

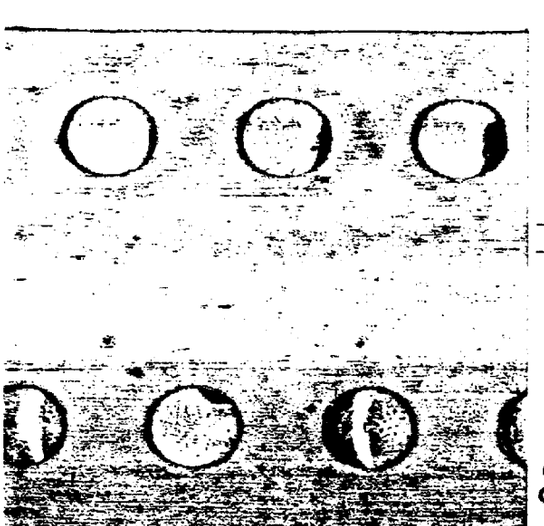
RECEIVED OF _____

FOR _____

BOOK 10429 PG 567

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

04/25/97 01 14:38 0001 3575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298101
IDENTIF. ↑ REFERENCE

97 APR 25 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1143690