BOOK 10429 PG 568

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

X _____
Affiant

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
(AFFIX SEAL)

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
EMOGENE HALL 4035 MARYDALE DRIVE NASHVILLE, TN 37207	NEW OWNER	MAP 41.04 PARCEL 22

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 AND WIFE, PAULINE CLIFTON BY AND THROUGH KIRBY CLIFTON, ATTORNEY IN FACT

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

EMOGENE HALL, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE

This document is being executed pursuant to a Power of Attorney of record in Book 9232, Page 54, Register's Office for Davidson County, Tennessee.

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 2900, Page 35, Register's Office for DAVIDSON County, TENNESSEE, including but not limited to a 50 foot minimum building setback line from the front and North side of said lot and a 10 foot easement for utility and drainage purposes along the rear and South side of said lot and a utility anchor easement across the northeast 2 1/2 foot by 25 foot of said lot and a easement for wire overhang along the North line of said lot.
3. Property is subject to Restrictive Covenants contained in Book 2960, Page 222, Register's Office for DAVIDSON County, TENNESSEE.
4. Any and all conditions, restrictions and easements of record.

This is improved property known as: 4035 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.

_____
KIRBY CLIFTON

_____
PAULINE CLIFTON BY KIRBY CLIFTON, ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KIRBY CLIFTON with whom I am personally acquainted, (or who 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, at office, this 22ND day of APRIL, 1997.

Susan Hensley Ervin
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIRBY CLIFTON, Attorney in Fact for PAULINE CLIFTON, the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of PAULINE CLIFTON for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 1997.

Susan Hensley Ervin
NOTARY PUBLIC

My Commission Expires: 3-21-98

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

BOOK 10429 PG 570

EXHIBIT A

BEING LOT NO. 2 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

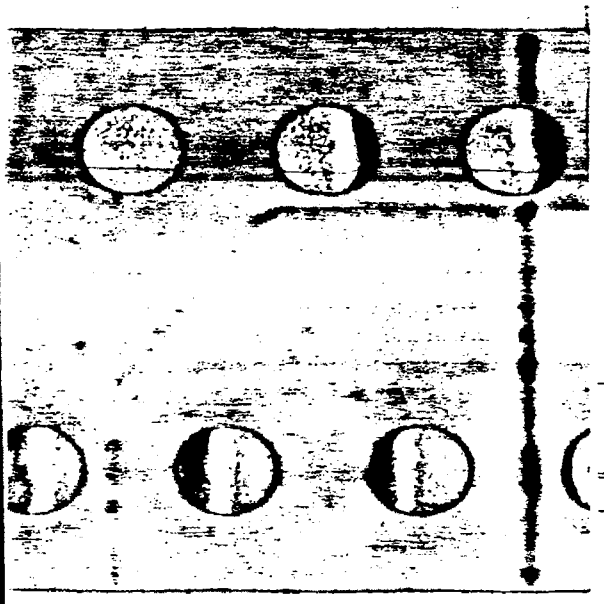
BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF CHERBRON DRIVE AT THE NORTHWEST CORNER OF LOT NO. 3; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 2 AND 3, S 30 DEG. 15 MIN. W 208 FEET TO THE CORNER OF LOTS NOS. 1, 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 1 AND 2, S 81 DEG. 40 MIN. W. 166.86 FEET TO THE EASTERLY MARGIN OF MARYDALE DRIVE; THENCE WITH THE EASTERLY MARGIN OF SAID DRIVE, NORTHWESTWARDLY 199.90 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 39.27 FEET TO A MONUMENT IN THE SOUTHERLY MARGIN OF SAID CHERBRON DRIVE; THENCE WITH SAME EASTWARDLY 201.60 FEET TO THE BEGINNING.

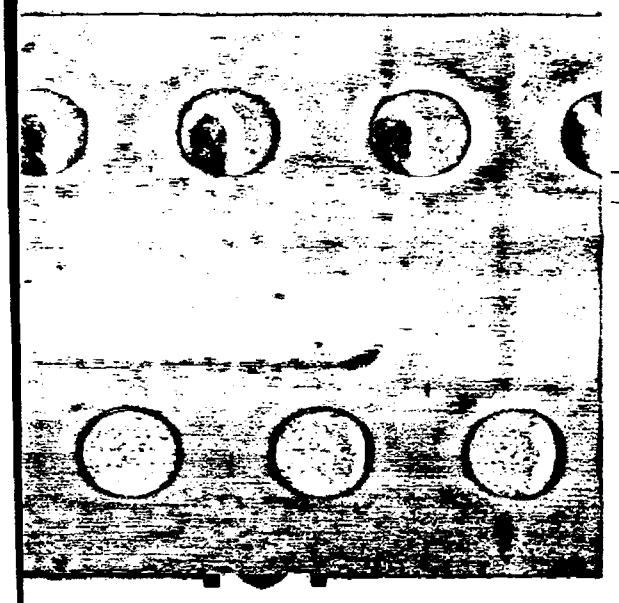
BEING THE SAME PROPERTY CONVEYED TO KIRBY CLIFTON FROM GLADYS R. WILEE, A WIDOW, BY WARRANTY DEED DATED DECEMBER 13, 1996 OF RECORD IN BOOK 10292, PAGE 509, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0298102
IDENTIF. & REFERENCE

97 APR 25 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3576 04/25 0101 03CHECK 43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10429 PG 571

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

115000.00

CON TX	425.50
PRFEE	1.00
WDEED	12.00
TOTAL	438.50
CHECK	438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/25/97 01 14:38:0001 3576

0298102

IDENTIF. ↑ REFERENCE

97 APR 25 PM 2:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1143691