BOOK 10621 PG 61

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Gerald J. Schiera	[FT Mortgage Co.	[ ]
[610 Independence Court	[P.O. Box 80140	[Map 034-05A]
[Madison, Tennessee 37115	[Atlanta, GA 30366	[Parcel 085.00CO]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 97-08-4504]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Kirby Clifton, Jr. and Mary Pauline Clifton, Trustees for the Clifton Family Revocable Living Trust Agreement, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Gerald J. Schiera, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as Lot No. 85 on the Plat of Monticello Manor, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat refernce is hereby made for a more complete description.

Being part of the same property conveyed to Kirby Clifton Jr. and Mary Pauline Clifton, Trustees of the Clifton Family Revocable Living Trust Agreement, from Kirby Clifton and wife, Pauline Clifton, by Warranty Deed of Record in Book 9770, page 700, Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Pauline L. Clifton pursuant to a Power of Attorney executed by her in Book 9232, page 54, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 610 Independence Court, Madison, Tennessee 37115.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $65,000.00.

Affiant

[Subscribed and sworn to before me this [23rd day of September, 1997

Notary Public

[My Commission Expires: 10-12-99

97 SEP 25 AM 10:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

11352205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **September**, 1997.

Kirby Clifton Jr. Trustee

Kirby Clifton Jr., Trustee for the Clifton Family Revocable Living Trust Agreement

Mary Pauline Clifton Trustee

Mary Pauline Clifton, Trustee for the Clifton Family Revocable Living Trust Agreement by Kirby Clifton Jr., attorney in fact

2565 09/25 0101 03CHECK 249.50

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton, Jr., Trustee, the bargainor, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 23rd of September, 1997.

NOTARY PUBLIC

My Commission Expires: 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 23th day of September, 1997, before me personally appeared Kirby Clifton, to me known to be the person who executed the foregoing instrument on behalf of Pauline L. Clifton and who acknowledged that he executed the same as the free act and deed of the said Pauline L. Clifton.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 10-12-99

A:\BOYD\WARRDEED.CLIFTON.WL

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10621 PG 63

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50

09/25/97 01 10:48 0001 2565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352205 IDENTIFICATION REFERENCE

97 SEP 25 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1201950