BOOK 10994 PG 812

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 1998

Notary Public

MY COMMISSION EXPIRES: 5-20-1
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry A. Clayton (NAME)	Franklin American Mortgage (NAME)	172-1A-19CO
513 Copperfield Way (ADDRESS)	214 Overlook Ct., Ste. 150 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Anderson Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry A. Clayton and wife, Nancy M. Clayton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anderson Construction, LLC by deed from Morris W. Thurman, Sr. and Tom Hudgins of record in Book 10562, page 153, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6779, page 296, Book 6783, page 973, Book 7071, page 482 and Book 7208, page 889, said Register's Office.

This conveyance is subject to any and all existing easements of record.

0455797

IDENTIF. & REFERENCE

98 JUN 29 AM 8:13

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 513 Copperfield Way, Brentwood, Tennessee 37027
(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 this 23rd day of June 19 98

Anderson Construction, LLC
By: Chief Mgr

$47.25 98 CLOSING CHECK 10/07/20

Book 10994 Pg 813

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____, a Notary Public within and for the State and County aforesaid, personally appeared _____DAVID M. ANDERSON_____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Anderson Construction, LLC the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 23rd day of June 19 98.

My commission expires 5-2-

KILPATRICK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. MY COMM. EXPIRES MAY 2, 2001

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

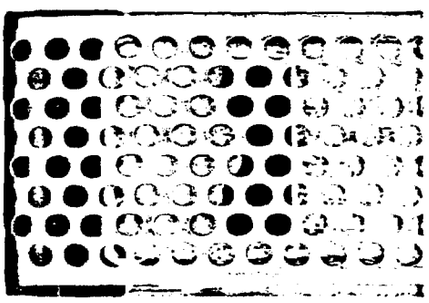
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10994 PG 814



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 286000.00
CON TX 1058.20
PRFEE 1.00
MTGFEE 8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1067.20
CHECK 1067.20

06/29/98 01 08:13 0001 6477

0455797
IDENTIF. # REFERENCE

98 JUN 29 AM 8:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312272

