BOOK 11221 PAGE 955

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

My Commission Expires MARCH 27, 1999

STATE OF TENNESSEE 9371
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 THE 24th DAY OF November, 19 98.

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:	MAP-PARCEL NUMBERS
Thomas L. Sanders	New Owner	34-5-A-79 CO
(NAME)	(NAME)	
597 Thomas Jefferson Circle		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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. and Mary Pauline Clifton,, Trustees of the Clifton Family Revocable Trust, with full power to buy, sell or transfer without any joinder. **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Thomas L. Sanders and wife, Wanda J. Sanders

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. 79 on the Plan of Monticello Manor as 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 thereof.

BEING part of the same property conveyed to Kirby Clifton, Jr. and Mary Pauline Clifton,, Trustees of the Clifton Kirby Revocable Living Trust Agreement dated August 22, 1995, 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 filed in Book 6643, page 950, corrected in Book 7824, page 91, said Register's Office, and all matters as shown on the recorded plat.

This is improved property known as 597 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 hands this 24th day of November, 19 98.

Kirby Clifton, Jr. Trustee
Kirby Clifton, Jr.

Mary Pauline Clifton Trustee
Mary Pauline Clifton,
by Kirby Clifton
atty. in fact

9371

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. ~~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 24th day of November, 19 98.

My commission expires 3/27/99

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

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

My Commission Expires MARCH 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 1998, before me personally appeared Kirby Clifton, to me known 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 Mary Pauline Clifton, Trustee.

Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

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

My Commission Expires MARCH 27, 1999

1969 11/25 0101 03CHECK 251.50

0517202
IDENTIF. & REFERENCE

98 NOV 25 PM 3:31
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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
CFEE	2.00
TOTAL	251.50
CHECK	251.50

11/25/98 01 15:31 0001 1969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517202

IDENTIF. ↑ REFERENCE

98 NOV 25 PM 3:31

ILL. CARRELL L. REGISTER
DAVIDSON COUNTY, TN.

No. 1377009