Bk 2

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GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Linda M. Boyte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda M. Boyte (NAME)	CTX Mortgage Company (NAME)	MAP 146-07
4905 Stillwood Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 035
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, M. L. Clifton and Imagene Willie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda M. Boyte, 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:

Land in Davidson County, Tennessee, being Lot No. 129 on the Map of Crieve Hall Estates, Section One Revised, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 129 fronts 100 feet on the easterly side of Stillwood Drive and runs back between line 265.2 feet on the northerly line and 135 feet on the southerly line to a dead line in the rear on which it measures 164.2 feet.

Being the same property conveyed to Rebecca Clifton by deed from Frank W. White and wife, Elizabeth G. White of record in Book 3097, page 109, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 6966, page 203, said Register's Office, Rebecca Clifton quitclaimed all of her right, title and interest in subject property to M. L. Clifton and Imagene Willie as tenants in common.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1835, page 122, 123 and 124; restrictions of record in Book 2046, page 88; Book 2200, page 223 and Book 2396, page 437; all of record in the Register's Office for Davidson County, Tennessee.

I, Peggy Clifton, wife of M. L. Clifton, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Linda M. Boyte, unmarried, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 4905 Stillwood Drive, Nashville, Tennessee 37220
(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 our hand s this 4th day of January 19 99

M. L. Clifton
M. L. Clifton

Peggy Clifton
Peggy Clifton

Imagene Willie
Imagene Willie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. L. Clifton and wife, Peggy Clifton and Imagene Willie

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January, 19 99.

Commission expires 3-27-99

NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires
March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

M. L. Clifton and Imagene Willie

TO

Linda M. Boyte

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0863 01/11 0101 03CHECK

0534906

IDENTIFICATION REFERENCE

99 JAN 11 AM 10:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

440.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0534906

IDENTIF. & REFERENCE

99 JAN 11 AM 10:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 116000.00
CON TX 429.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 440.20
CHECK 440.20

01/11/99 01 10:34 0001 0863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410228