PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

BOOK 11526 PG. 56

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

James M. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June

K. J. Shelton
Notary Public K. J. Shelton

MY COMMISSION EXPIRES September 25, 1999
(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: James M. Thomas	MORTGAGEE: SEND TAX BILLS TO New Owner	MAP-PARCEL NUMBERS 11D 79350
(NAME) 2544 Barwood Drive	(NAME)	52-11-23
(STREET ADDRESS OR ROUTE NUMBER) Greenbrier, TN 37073	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Martha Ann Clifton, unmarried, Dalvin D. Pirtle and wife, Melissa A. Pirtle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Thomas and wife, Norma S. Thomas

$29.20

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 Civil District of Davidson County, Tennessee, being Lot Number 39 on the Plan of Madison Heights, Section II, Part III, of record in Plat Book 2083, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha Ann Clifton, unmarried, Dalvin D. Pirtle and wife, Melissa A. Pirtle by Quitclaim Deed of record in Book 9552, Page 809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

99 JUN 14 AM 10:21
PAT CARRELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
059931 7

This is improved XX unimproved property, known as 205 Peeler Trail Madison, TN 37115
(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 10th day of June , 1999

Martha Ann Clifton
Martha Ann Clifton

Melissa A. Pirtle
Melissa A. Pirtle

Dalvin D. Pirtle
Dalvin D. Pirtle

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,

Martha Ann Clifton, unmarried, Dalvin D. Pirtle and wife, Melissa A. Pirtle

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 19 99

Commission expires September 25, 1999

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Sumner

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June 19 99

Commission expires September 25, 1999

K. J. Shelton Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11526 PG. 58

0599317

IDENTIF. & REFERENCE

99 JUN 14 AM 10:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

06/14/99 01 10:25 0001 9198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473642