RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37978) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF JUNE, 1999

Notary Public

MY COMMISSION EXPIRES: 5/26/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

My Commission Expires

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ella M. Brown 6109 Nashua Lane Nashville, TN 37209	FT Mortgage Companies dba First Tennessee Mortgage Company P.O. Box 146 Memphis, TN 75220	91-5-208 8DA 28742

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,

DAVID E. CLIFFORD AND WIFE, DEBORAH J. CLIFFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLA M. BROWN

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. 3 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, Page 155, Register's Office for said County, described as follows:

Said Lot No. 3 fronts 58.0 feet on the southerly side of Nashua Avenue and extends back between parallel lines 122.3 feet to a dead line in the rear measuring 58.0 feet thereon.

Being the same property conveyed to David E. Clifford and wife, Deborah J. Clifford by deed from Ricky Lee James and wife Joy Bandy James of record in Book 5506, Page 800, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 6109 Nashua Lane, Nashville, TN 37209
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 this 9th day of June, 1999

DAVID E. CLIFFORD

DEBORAH J. CLIFFORD

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 David E. Clifford and wife, Deborah J. Clifford

the bargainors 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 Nashville, Tennessee, this 9th day of June, 1999.

Commission Expires: 5/26/02

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAY

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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

0602086

IDENTIF. & REFERENCE

99 JUN 21 PM 12:55

REGISTER
DAVIDSON CO. TN.

2180 06/21 0101 03CHECK 273.70

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 11536 PAGE 122

0602086

IDENTIF. & REFERENCE

99 JUN 21 PM 12:55

CAMT	71000.00
CON TX	262.70
PRFEE	1.00
MRGED	8.00
CFEE	2.00
TOTAL	273.70
CHECK	273.70

06/21/99 01 13:00 0001 2180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480735