BOOK 7103 PAGE 936

FILE IN BOX #4
MAP 162-1A PARCEL 61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,500.00 .

Patricia J. Brenner
Affiant

Subscribed and sworn to before me this the 19th day of December, 1986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTYS.,Suite 500, One Church Street Bldg., Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
PATRICIA J. BRENNER	COMMERCE UNION BANK
(Name)	(Name)
464 Claircrest Drive	One Commerce Place
(Street Address)	(Street Address)
Antioch , Tennessee 37013	Nashville, Tennessee 37239
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, CLAIRMONT INVESTORS, a Tennessee Joint Venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PATRICIA J. BRENNER, unmarried, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 61 on the Plan of Clairmont Subdivision, Phase I, of record in Book 6050, Page 286, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Clairmont Investors, a Tennessee Joint Venture, by Deed from Clairmont Building & Development Co., Inc., and MCR Development Corp., of record in Book 6772, Page 654, and clarified by Deed in Book 6790, Page 280 and re-recorded in Book 6791, Page 48, Register's Office for Davidson County, Tennessee.

This is improved property, known as 464 Claircrest Drive Antioch , Tennessee 37013.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Clairmont Subdivision; and including the requirement that all owners of lots in Clairmont Subdivision to be members of the Clairmont Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and recorded in Book 6988, Page 536, Book 6988, Page 542, and Book 6988, Page 552, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Clairmont, Phase I, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property

(designated "Common Area" on the Plan of Clairmont, Phase I) is vested in Clairmont Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7000, Page 153, said Register's Office.

4. Taxes for the current year which have been prorated and paid by the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her heirs and assigns forever; and it does covenant with the said Grantee(s) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), her 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.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto by its duly authorized officers on this 19th day of December, 19 86.

8 2 6 0 1

IDENTIFICATION REFERENCE

JAN 12 11 30 AM '87

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

CLAIRMONT INVESTORS,
A TENNESSEE JOINT VENTURE
BY: MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION, Joint Venturer

BY: Mark S. Vick

TITLE: Vice-President

BY: CLAIRMONT BUILDING & DEVELOPMENT CO., INC., A TENNESSEE CORPORATION, Joint Venturer

BY: W. Craig Medlin

TITLE: V. Pres.

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark S. Vick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION, a Joint Venturer of CLAIRMONT INVESTORS, a Tennessee Joint Venture, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 19 86.

Commission Expires: 2/19/88

Notary Public

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. Craig Medlin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the CLAIRMONT BUILDING & DEVELOPMENT CO., INC., A TENNESSEE CORPORATION, a Joint Venturer of CLAIRMONT INVESTORS, a Tennessee Joint Venture, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 19 86.

Commission Expires: 2/19/88

Notary Public.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7103 PAGE 938

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82601

IDENTIFI REFERENCE

JAN 12 1 30 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 33525