Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Kendall Odell Johnson 448 Claircrest Drive Antioch, TN 37013	Sovran Mortgage Corp. 201 East Cary Street P.O. Box 26388 Richmond, VA 23219	Map # 162.01 Parcel # 19CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CLAIRMONT INVESTORS, a Tennessee joint venture compose of Clairmont Building and Development Co., Inc., a Tennessee corporation, and MCR Development Corp., a Tennessee corporation, does hereby transfer and convey unto KENDALL ODELL JOHNSON, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Clairmont Townhomes, Phase I, a Horizontal Property Regime, located on Claircrest Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of Clairmont, Phase I, a Horizontal Property Regime, recorded in Plat Book 6050, Page 286, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 7096, Page 940, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. Said Lot is also known as Unit 448, Clairmont Drive.

BEING the same property conveyed to Clairmont Investors, a Tennessee joint venture composed of Clairmont Building & Development Co., Inc., a Tennessee corporation, and MCR Development Corp., a Tennessee corporation by deed from Clairmont Building & Development Co., Inc. and MCR Development Corp. of record in Book 6772, Page 654, Register's Office for Davidson County, Tennessee.

This is improved real property known as 448 Claircrest Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said KENDALL ODELL JOHNSON, his heirs, successors and assigns forever.

The undersigned covenants with the said KENDALL ODELL JOHNSON that it is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorated to date of closing and assumed by the Grantee.

2. Matters set forth on the Plan of Clairmont Townhomes, Phase I, as of record in Plat Book 6050, Page 286, Register's Office for Davidson County, Tennessee.

3. Master Deed, Bylaws, and Amendments of record in Book 7000, Page 153, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 7096, Page 940, Book 7108, Page 98, Book 7117, Page 70, Book 7370, Page 995, and Book 7637, Page 319, Register's Office for Davidson County, Tennessee.

Except as stated above, the undersigned does further covenant and bind itself, and its' heirs, successors and assigns to warrant and forever defend the title to said land to the said KENDALL ODELL JOHNSON, his heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this 14th day of August, 1989.

CLAIRMONT INVESTORS

BY: MCR DEVELOPMENT CORP.

William E. Rudolph
WILLIAM E. RUDOLPH, PRESIDENT

BY: CLAIRMONT BUILDING & DEVELOPMENT CO., INC.

C. Medlin
CRAIG MEDLIN, VICE PRESIDENT

JOINT VENTURERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Barnard, a Notary Public of the State and County aforesaid, personally appeared WILLIAM E. RUDOLPH, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of MCR DEVELOPMENT CORP., the within named bargainor, a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/14/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Barnard, a Notary Public of the State and County aforesaid, personally appeared CRAIG MEDLIN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of CLAIRMONT BUILDING & DEVELOPMENT CO., INC., the within named bargainor, a corporation, and that he, as such Vice President, being authorized so to do, 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 14th day of August, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $54,000.00.

5887 08/15 0101 03CHECK 180.20

KENDALL ODELL JOHNSON

Sworn to and subscribed before me this 14th day of August, 1989.

Elizabeth Barnard
NOTARY PUBLIC

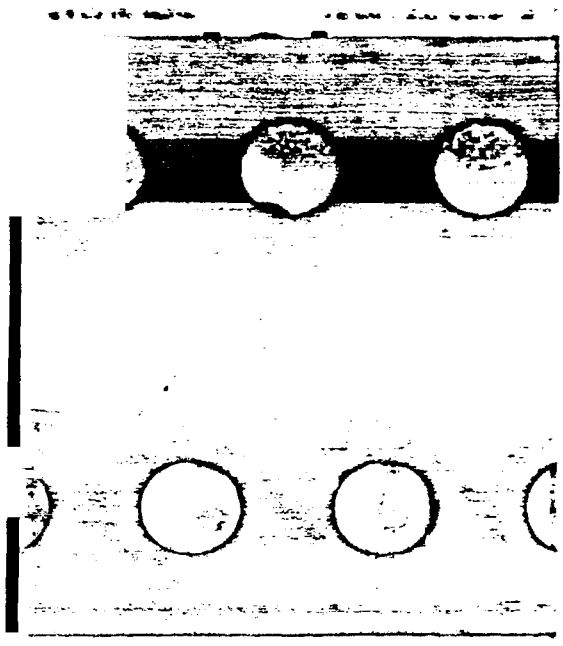
My Commission Expires: 3/11/90

57940

IDENTIF. TREFERENCE

AUG 15 11 19 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

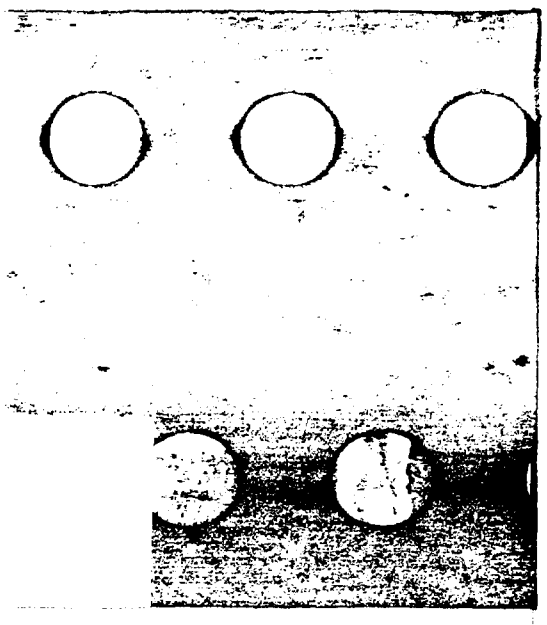
FOR _____

BOOK 7915 PAGE 237

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 9.00
TOTAL 188.20
CHECK 188.20
08/15/89 01 11:21 0001 5887



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57940

IDENTIF. REFERENCE

AUG 15 11 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239160