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

OCT 2 9 21 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7047.0

WARRANTY DEED

BOOK 7950 PAGE 728

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Kay A. Hammock Unit 59, Claircrest Drive Antioch, TN 37013	First Tennessee Bank National Association P.O. Box 474 Memphis, TN 38101	Map # 162.01 Parcel # 59CO

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 KAY A. HAMMOCK, 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. 59 on the Plan of Clairmont Townhomes, Phase III, a Horizontal Property Regime, located on Claircrest Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of Clairmont, Phase III, a Horizontal Property Regime, recorded in Plat Book 6050, Page 410, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

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 and by deed of clairification of record in Book 6790, Page 280 and re-recorded in Book 6791, Page 48, Register's Office for Davidson County, Tennessee.

This is improved real property known as Unit 59, Clairmont Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said KAY A. HAMMOCK, her heirs, successors and assigns forever.

The undersigned covenants with the said KAY A. HAMMOCK 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 III, as of record in Plat Book 6050, Page 410, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6988, Page 562, Book 7269, Page 223, Book 7891, Page 590, 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 KAY A. HAMMOCK, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this 21st day of September, 1989.

CLAIRMONT INVESTORS

BY: MCR DEVELOPMENT CORP.

Wm. E. Rudolph
WILLIAM E. RUDOLPH, PRESIDENT

BY: CLAIRMONT BUILDING & DEVELOPMENT CO., INC.

Steve H. Wherry, Pres.
STEVE WHERRY, 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 21st day of September, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/14/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Barnard, a Notary Public of the State and County aforesaid, personally appeared STEVE WHERRY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of CLAIRMONT BUILDING & DEVELOPMENT CO., INC., 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 21st day of September, 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 $63,500.00.

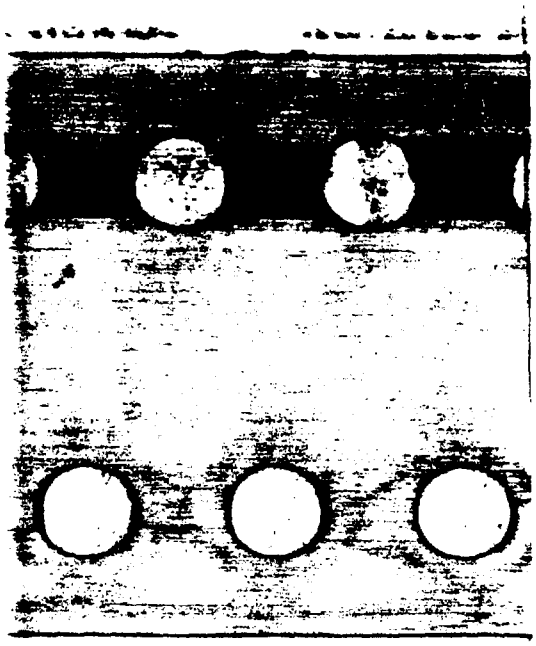
Kay A. Hammock
KAY A. HAMMOCK

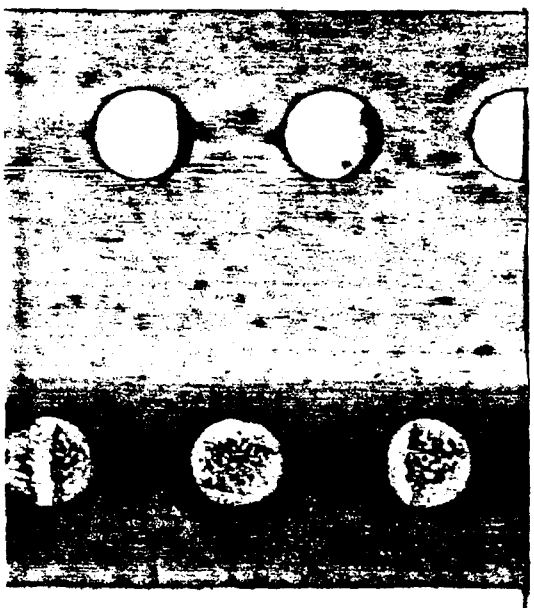
Sworn to and subscribed before me this 29th day of September, 1989.

Elizabeth Barnard
NOTARY PUBLIC

My Commission Expires: 3/11/90

1561 10/02 0101 03CHECK 21.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7950 PAGE 731

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 63500.00
CON TX 209.55
PRFEE 1.00
WDEED 9.00
TOTAL 219.55
CHECK 219.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 22 0001 1561

7.0 4 7.0

IDENTIFICATION REFERENCE

OCT 2 9 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253780