FILE IN BOX #4
MAP 162-1-B
PARCEL 32
FB#: 5DU-77580

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,775.99 .

Maxine H. Nelson
Affiant

Subscribed and sworn to before me this the 20th day of November 1989.

My Commission Expires: 11/10/91

Notary Public At Large

PETER WEISS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTY., Suite 500, One Church Street Building, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MS. MAXINE H. NELSON	NATIONAL MORTGAGE COMPANY
(Name)	(Name)
435 Claircrest Drive	4041 Knight Arnold Road
(Street Address)	(Street Address)
Antioch, Tennessee 37013	Memphis, Tennessee 38118
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

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, I, WAYNE C. MARSHALL, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto MAXINE H. NELSON, a single person, hereinafter called the "Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 32 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Wayne C. Marshall, unmarried, by Deed from Clairmont Investors, a Tennessee Joint Venture, of record in Book 7556, Page 624, Register's Office for Davidson County, Tennessee.

FOR purpose of description, the term Lot or Unit shall be defined as the same.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantor herein to National Mortgage Company, in the original principal amount of $56,934.00, Deed of Trust of record in Book 7556, Page 627, and re-recorded in Book 7570, Page 225, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 435 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 as amended for additional phases in Book 7269, Page 223; 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 2, 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 2) is vested in Clairmont Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7370, Page 995, said Register's Office.

4. Taxes for the current year which have been assumed by the Grantee 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, her heirs and assigns forever; and Grantor does covenant with the said Grantee that he 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 Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto on this 20th day of November, 1989.

83401 IDENTIF. REFERENCE Nov 20 2 00 PM '89 RECEIVED & RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

Wayne C. Marshall
WAYNE C. MARSHALL

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named WAYNE C. MARSHALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 1989.

11/20 0901 03 CLERK

My Commission Expires: 11/10/91

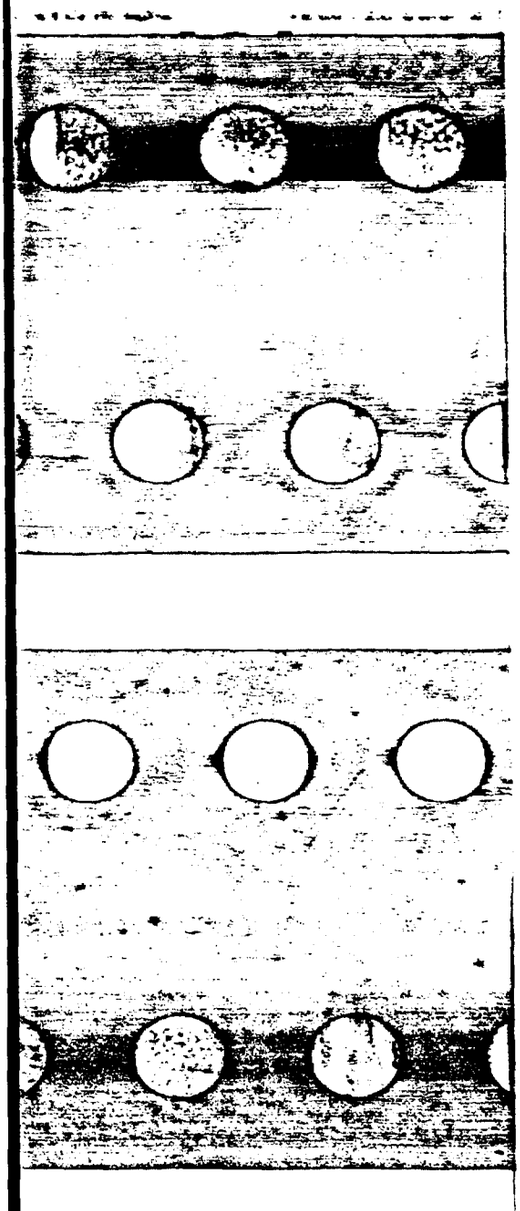
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

207.64

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 734

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	60775.99
CON TX	200.64
PRFEE	1.00
MTEED	6.00
TOTAL	207.64
CHECK	207.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 13:58 0001 5997

83401

IDENTIF. T REFERENCE

Nov 20 2 00 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 268806