FILE IN BOX #4
MAP 162-1-B
PARCEL 26
FB#: 5DU-77574
#89-12-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 61,432.52 .

Affiant

Subscribed and sworn to before me this the 15th day of December, 1989.

My Commission Expires: 11/10/91

Notary Public At Large

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:
ANGELA G. THERBER and GLORIA J. THERBER	NATIONAL MORTGAGE COMPANY
(Name)	(Name)
441 Claircrest Drive	4041 Knight Arnold Road
(Street Address)	(Street Address)
Antioch, Tennessee 37013	Memphis, Tennessee 38118
(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, we, SAMUEL ARVY and wife, DOROTHY ARVY , hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto ANGELA G. THERBER and GLORIA J. THERBER , as tenants in common with right of survivorship, hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 26 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 Samuel Arvy and wife, Dorothy Arvy, by Deed from Clairmont Investors, a Tennessee Joint Venture, of record in Book 7573, Page 501, 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 Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to National Mortgage Company, in the original principal amount of $58,958.00, Deed of Trust of record in Book 7573, Page 504, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 441 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(s) 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 Grantees, their heirs and assigns forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 18th day of December, 1989.

90427.

IDENTIFICATION REFERENCE

DEC 20 9 04 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SAMUEL ARVY

DOROTHY ARVY

6159 12/20 0101 03CHECK 209-62

STATE OF MICHIGAN)
Oakland County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named SAMUEL ARVY and wife, DOROTHY ARVY, 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.

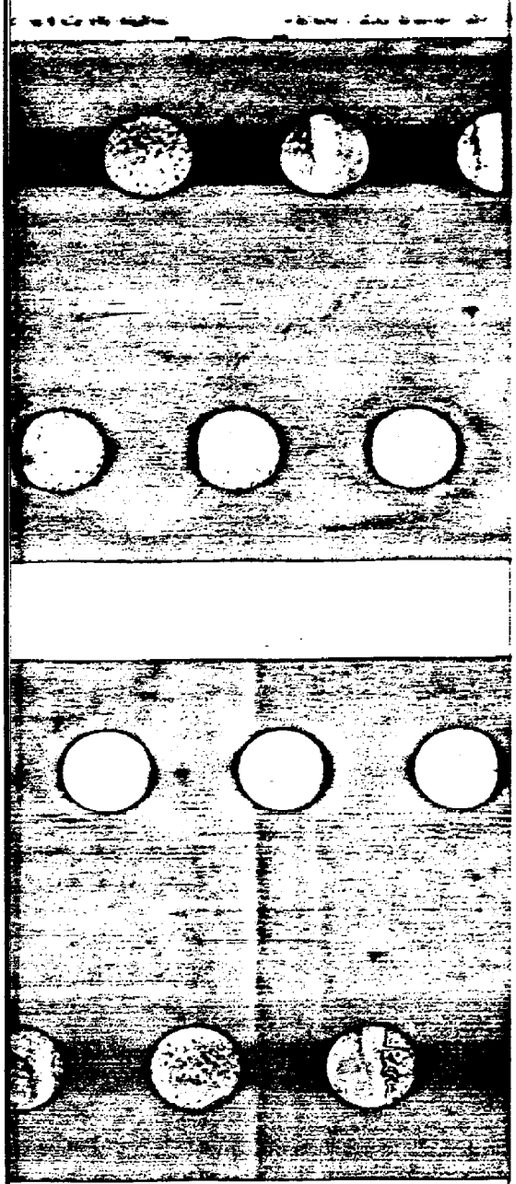
Witness my hand and official seal at Farmington Hills, Michigan, this 18 day of December, 1989.

My Commission Expires: _____

Notary Public

ALETA M. BAME
Notary Public, Wayne County, Michigan
Acting in Oakland County, Michigan
My Commission Expires May 30, 1993

ALETA M. BAME NOTARY PUBLIC



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8008 PAGE 136

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 61432.52
CON TX 202.62
PRFEE 1.00
WDEED 6.00
TOTAL 209.62
CHECK 209.62

12/20/89 01 09:05 0001 6159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90427

IDENTIFICATION REFERENCE

DEC 20 9 04 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 277305