PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30456)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 59900.00

Affiant

Sworn and subscribed before me this
28th day of September, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Patricia Johnson
452 Claircrest Drive
Antioch, TN 37013

MORTGAGEE:
Gulf States Mortgage Co., Inc.
P.O. Box 9147
Columbus, GA 31993-5299

MAP-PARCEL NUMBERS
162-01-B-015/5DU-77421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dottie M. Patton, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 15 on the plan of Phase 1 Clairmont, of record in Book 6200, page 393 as amended in Book 6050, page 286, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Dottie M. Patton by deed from Clairmont Investors, a Tennessee Joint Venture composed of Clairmont Building and Development Co., Inc., and M.C.R. Development Corporation, a Tennessee Corporation of record in Book 7352, page 117, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6988, Page 542, Book 7269, page 223 and Book 8108, page 993, said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Union Security Mortgage Company, of record in Book 7352, Page 120 and assigned to Gulf States Mortgage Co., Inc. of record in Book 7355, page 774, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

This is improved property, known as: 452 Claircrest Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 1990.

Dottie M. Patton

Dottie M. Patton

State of Tennessee
County of Davidson

On this 28th day of September, 1990, before me the undersigned authority, personally appeared Dottie M. Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I: 12/89

60955

IDENTIF. TREFERENCE

SEP 28 3 24 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

BOOK 8205 PAGE 967

5225 09/28 0101 03CHECK 204.67

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8205 PAGE 968

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	59900.00
CON TX	197.67
PRFEE	1.00
MISCED	6.00
TOTAL	204.67
CHECK	204.67

09 26 90 01 15:25 0001 3223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60955

IDENTIF. TREFERENCE

SEP 28 3 24 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 359816