STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,600.00

Callie F. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF May, 19 91

William T. Berry
Notary Public

MY COMMISSION EXPIRES 5-27-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
CALLIE F. ROBERTS	National Mortgage Company	Map 162-1B
(NAME)	(NAME)	
462 Claircrest Dr.	4041 Knight Arnold Road	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Memphis, TN 38118	FB # 05DU-77430
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, RICHARD W. WOODWARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALLIE F. ROBERTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

5105 05/24 0101 03CHECK 177.28

BEING LOT No. 63 on the Plan of Clairmont Subdivision, Phase I, of record in Book 6050, Page 286, 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 RICHARD W. WOODWARD, UNMARRIED by deed from CLAIRMONT INVESTORS, a Tennessee Joint Venture of record in Book 7778, page 187, Register's Office for Davidson County, Tennessee.

FOR PURPOSE OF description , the term Lot or Unit shall be defined as the same.

A PORTION of the consideration recited herein is the Assumption by the Grantee of the outstanding principal balance of that promissory note dated February 21, 1989 in the original principal amount of $51,329.00; executed by Richard W. Woodward and the further assumption of the Deed of Trust securing the same of record at Book 7778, page 190, Register's Office for Davidson County, Tennessee.

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 Clairmont *(CONTINUED ON BACK)

unimproved ( )
This is improved (X) property, known as 462 Claircrest Drive (House Number) (Street) Antioch, TN (P. O. Address) 37013 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of May, 19 91

Richard W. Woodward
RICHARD W. WOODWARD

CONTINUED

From Front Page

Homeowners 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 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 I, 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 I)is vested in Clairmont Homeowner's Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7000, Page 153, Register's Office.

4. 1991 State and County Property Taxes.

BOOK 8358 PAGE 979

WARRANTY DEED

FROM

RICHARD W. WOODWARD, Unmarried

TO

CALLIE F. ROBERTS

CONTD NEXT PAGE

PICK-UP

MAY 21 10 45 AM '91

INTENTIONAL REFERENCE

I 6.8.6 0

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, Richard W. Woodward, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of May

Commission expires 5-20-92

Notary Public

STATE OF TENNESSEE

Before me, , a Notary Public, within and for the State and County aforesaid, personally appeared

and (his wife) (Amelia) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the within named bargainor, a corporation, and that (he) as such (she) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19

My commission expires Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 979-A

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 51600.00
CON TX 170.28
PRFEE 1.00
MRFEE 6.00
TOTAL 177.28
CHECK 177.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/91 01 10:48 0001 5105

I 6 8 6 0

IDENTIFICATION REFERENCE

MAY 24 10 46 AM '91

No. 424670