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G# 7441-4

FILE IN BOX # 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 162-01-0-B PARCEL 076
FB#: 05DU-77887

The actual consideration or value, whichever is greater, for this transfer is $64,900.00 .

Joseph D. Moon
Affiant

Subscribed and sworn to before me this the 28th day of October , 1991.

My Commission Expires: 9/14/95

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
JOSEPH D. MOON	"NEW OWNERS"
(Name)	(Name)
469 Claircrest Drive	
(Street Address)	(Street Address)
Antioch, TN 37013	
(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, CLAIRMONT INVESTORS, a Tennessee Joint Venture , hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto JOSEPH D. MOON and JULIE DAWN PASCOE, both unmarried, as tenants in common with right of survivorship , hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 76 on the Plan of Clairmont, Phase Four, Planned Unit Development, as of record in Book 6050, Page 424, said Register's County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Clairmont Investors, a Tennessee Joint Venture, by Deed from Clairmont Building & Development Co., Inc., and MCR Development Corp., of record in Book 6772, Page 654, and clarified by Deed in Book 6790, Page 280 and re-recorded in Book 6791, Page 48, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 469 CLAIRCREST DRIVE, ANTIOCH, TN 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 542, and as amended for additional phases in Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261; and Book 8027, Page 264, 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. The terms, conditions, powers, limitations, and purposes as contained in the Articles of Incorporation of Clairmont Homeowners' Association, Inc., of record in Book 6988, Page 536, said Register's Office, and the By-Laws of the said Association, of record in Book 6988, Page 552, and supplemented and amended in Book 8108, Page 993, and in Book 8251, Page 180, Register's Office for said County.

3. 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 Four, of record as aforesaid.

4. 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 Four) is vested in Clairmont Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 8380, Page 642, said Register's Office.

5. Taxes for the current year which have been prorated and 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 Grantee(s), their heirs and assigns forever; and it does covenant with the said Grantee(s) that it 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 it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee(s), 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 28TH. day of October, 1991.

CLAIRMONT INVESTORS,
A TENNESSEE JOINT VENTURE
BY: MCR DEVELOPMENT CORP.,
A TENNESSEE CORPORATION, the
sole remaining venturer

BY: _____
JERRY J. CALDWELL
TITLE: VICE PRESIDENT/SECRETARY-
TREASURER

5.8 U 6 8
IDENTIFICATION
Oct 30 9 20 AM '91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JERRY J. CALDWELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President/Secretary-Treasurer of the MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION, the sole remaining Venturer of CLAIRMONT INVESTORS, a Tennessee Joint Venture, and that he as such Vice President/Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President/Secretary-Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 28TH. day of October, 1991.

Commission Expires: 9/16/95

_____
Notary Public

PETER ELLIS NOTARY PUBLIC DAVIDSON COUNTY

FEE 20.00 01101 CHECK 247.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 6.00
TOTAL 247.13
CHECK 247.13

10/30/91 01 09:21 0001 719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.068

IDENTIFICATION

OCT 30 9 20 AM '91

No. 47188