Prepared by John F. Lovell Jr.
ATTORNEY
501 NORTH MAIN ST
BENTON, ARKANSAS 72015

BOOK 8935 PAGE 656

162-01-0-B
73.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, LESLIE A. LOVELL, A Single Person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DEBRA COCKERHAM, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 73 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 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 472 Claircrest Drive, Antioch, Tennessee, 37013.

SUBJECT TO A FIRST MORTGAGE WITH TENNESSEE HOUSING DEVELOPMENT AGENCY C/O NATIONAL MORTGAGE COMPANY, WHICH GRANTEE HEREIN AGREES TO ASSUME.

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 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.

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 she does covenant with the said Grantee that she 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 she does further covenant and bind herself, her successors 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. Wherever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 20th day of April, 1993.

LESLIE A. LOVELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2500

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May 1993.

Deputy Register

MAIL ENV.

1567.5

IDENTIFICATION REFERENCE

MAY 4 9 10 AM 1993

DAVIDSON COUNTY, TN

Acknowledgement

STATE OF ARKANSAS)
)ss.
COUNTY OF SALINE)

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and acting, LESLIE A. LOVELL, A Single Person, to me well known (or proved to me on the basis of satisfactory evidence) as the Grantor in the foregoing Warranty Deed, and who, upon oath, stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 20th day of April, 1993.

Mary Snow
NOTARY PUBLIC

My Commission Expires:

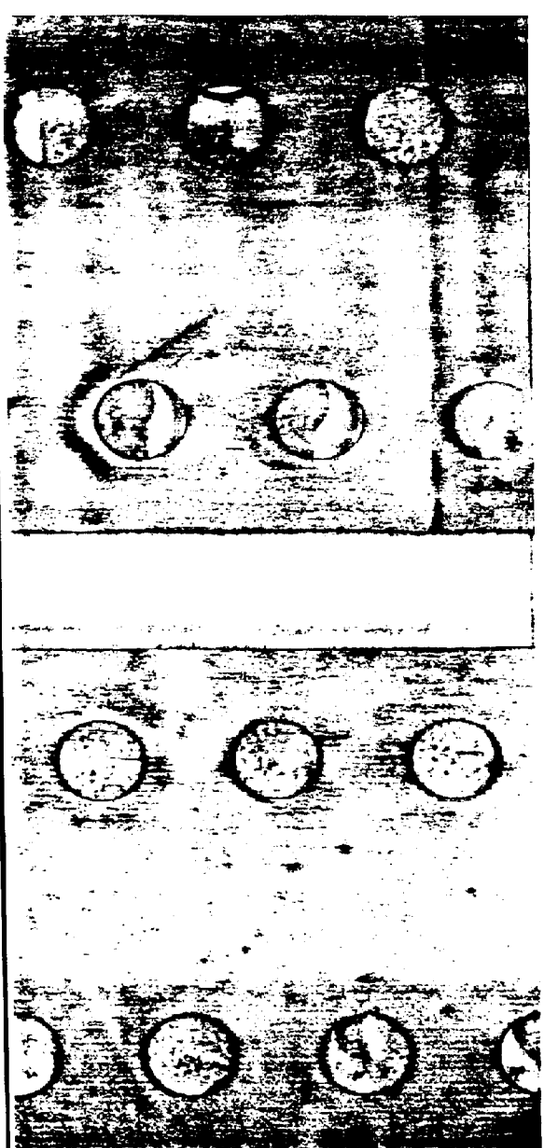
April 1st, 1996

3748 05/04 0101 03CHECK 26.25

NOTARY PUBLIC

New Owner
Debra Cockerham
472 Claircrest Dr.
Antioch, Tn 37013

Tax Bills
National Mortgage Co.



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

RECEIVED OF _____

FOR _____

BOOK 8935 PAGE 660

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 2500.00
CON TX 9.25
PRFEE 1.00
WDEED 16.00
TOTAL 26.25
CHECK 26.25

05/04/93 01 09:08 0001 8748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15675

IDENTIFICATION REFERENCE

MAY 4 9 10 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 646886