**THIS INSTRUMENT PREPARED BY:**

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***69,359.08.

Affiant

Subscribed and sworn to before me this 11th day of January, 1994.

Notary Public

My Commission Expires:

07876
IDENTIF. & REFERENCE

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| ELMORA FAYE HOOPER<br>408 Claircrest Drive<br>Antioch, TN 37013 | FIRST TENNESSEE BANK<br>P.O. Box 474<br>Memphis, TN 37013 | MAP 161-1 B<br>PARCEL 59 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND THREE HUNDRED FIFTY NINE AND 08/100 ($***69,359.08) DOLLARS,

(a) of which SIXTY SEVEN HUNDRED and 00/100 ($***6,700.00) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of SIXTY TWO THOUSAND SIX HUNDRED FIFTY NINE AND 08/100 ($***62,659.08) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***64,850.00, payable to First Tennessee Bank N.A. and secured by Deed of Trust of record in Book 7950, page 732, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signature of Grantee affixed to this instrument.

I, **KAY A. HAMMOCK, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ELMORA FAYE HOOPER, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 59 on the Plan of Clairmont Townhomes, Phase III, a Horizontal Property Regime, of record in Book 6050, page 410, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kay A. Hammock, unmarried, by deed from Clairmont Investors, a Tennessee joint venture composed of Clairmont Building and Development Company, Inc., a Tennessee corporation, and MCR Development Corporation, a Tennessee corporation, of record in Book 7950, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Claircrest Drive, Antioch, Tennessee 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, her heirs and assigns, forever.

GRANTOR COVENANTS 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, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Clairmont Townhomes, Phase III, of record in Book 6050, page 410, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of January, 1994.

KAY A. HAMMOCK

ELMORA FAYE HOOPER - Grantee

9908 01/14 0101 03CHECK 265.78

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

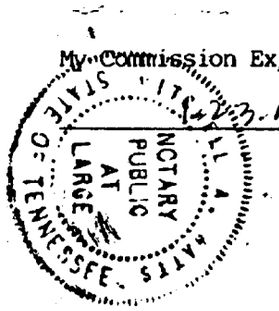
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAY A. HAMMOCK and ELMORA FAYE HAMMOCK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

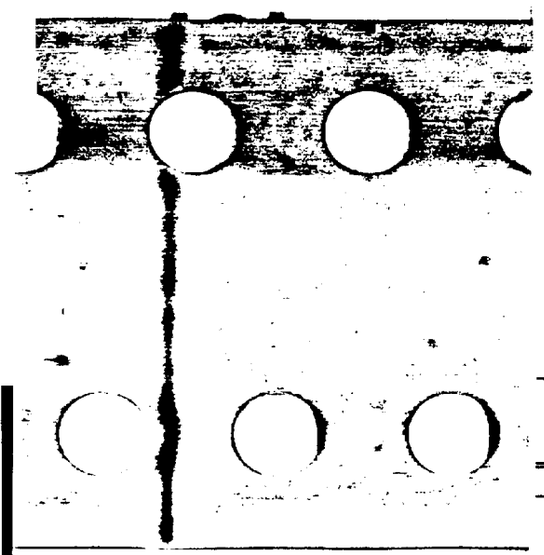
Witness my hand and official seal this 13th day of January, 1994.

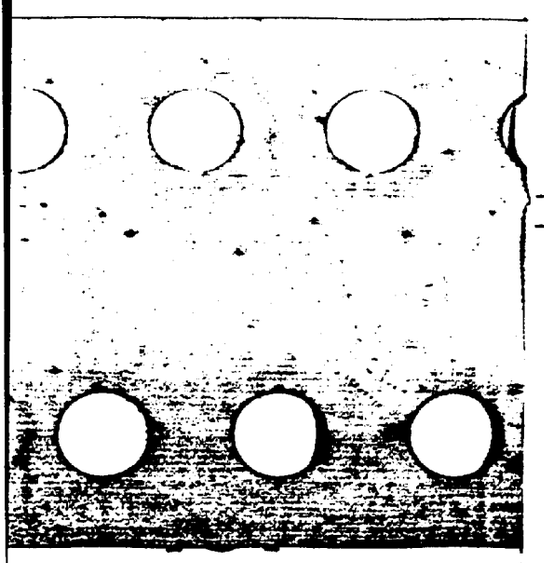
Notary Public

My Commission Expires:

12-23-94







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

RECEIVED OF _____

FOR _____

BOOK 9221 PAGE 111

| | | |
|---|---|---|
| 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 69359.08 |
| | | | | CON TX 256.78 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 265.78 |
| | | | | CHECK 265.78 |
| | | | 01/14/94 01 | 11:01 0001 9908 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

07876
IDENTIF. # REFERENCE

94 JAN 14 AM 11:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 745896