~~Prepared By:~~
Sidwell & Barrett, P.C.
121 First Ave. #200
Franklin, ~~TN 37064~~ mail

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

BOOK 10840 PG 443

SEND TAX STATEMENTS TO:

Mortgagee

NAME OF MORTGAGEE:

Norwest Mortgage
8760 Kingston Pike STE 102-A
Knoxville TN 37919

ADDRESS NEW OWNERS:

Leigh Ann Thomas
415 Claircrest Drive
Antioch, TN 37013

MAP 162, GROUP 1B, PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY EIGHT THOUSAND NINE HUNDRED & NO/100 ($78,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Janet M. Owen Hungerford has this day bargained and sold and does hereby transfer and convey unto Leigh Ann Thomas, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Clairmont, Phase Three, a Plannted Unit Development, as of record in Book 6050, page 410, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet M. Owen, a single person by warranty deed of Susan Michelle Cantrell Ward and husband, David A. Ward by warranty deed of record in Book 9743, page 566, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Leigh Ann Thomas, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Leigh Ann Thomas, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1998 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 162-01-0-B Parcel 05200 Field Book No. 05DU-77837

2. Declaration of Covenants, Conditions and Restrictions of Clairmont Subdivision, of record in Book 6988, page 542, and as amended in Book 7269, page 223, in Book 7891, page 590, in Book 8027, page 258, in Book 8027, page 261, in Nook 8027, page 264, and in Book 8784, page 328, Register's Office for Davidson County, Tennessee.

3. Matters appearing on the Plan of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, page 410, Register's Office of Davidson County, Tennessee.

4. Articles of Incorporation of Clairmont Homeowners' Association, Inc. of record in Book 6988, page 536, said Register's Office.

5. By-Laws of record in Book 6988, page 552, and as amended in Book 8108, page 993 and in Book 8251, page 180, Register's Office for Davidson County, Tennessee.

6. Dedication of "Common Area" for Phase Three, of record in Book 7961, page 410, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6719, page 701, said Register's Office.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Leigh Ann Thomas, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Brad Hungerford, spouse of Janet M. Owen Hungerford, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Witness my signature on this the 11th day of March, 1998.

Janet M. Owen Hungerford

Janet M. Owen Hungerford

Brad Hungerford

Brad Hungerford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Janet M. Owen Hungerford and husband, Brad Hungerford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 11th day of March, 1998.

(SEAL)

Notary Public

My Commission Expires:

4-19-00

6694 03/17 0101 03CHECK 304-93

MAIL ENV

ELIZ. A. NELSON, REGISTER
DAVIDSON COUNTY, TN.

98 MAR 17 AM 9:57

IDENTIF. & REFERENCE

04 13002

BOOK 10840 PG 445

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $78,900.00.

Sworn to and subscribed before me, on this the 11th day of March, 1998.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10840 PG 446

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 12.00
TOTAL 304.93
CHECK 304.93

03/17/98 01 09:55 0001 6694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041300 2
IDENTIF. ✦ REFERENCE
98 MAR 17 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267055