This instrument prepared by:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

0527317
IDENTIF. & REFERENCE

98 DEC 18 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.

# WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joy E. Johnson | First Trust Mortgage Co. | |
| (NAME) 429 Claircrest Dr. | (NAME) 6525 Quail Hollow, Ste 300 | Field Book No. 5DU 77873, |
| (STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013 | (STREET ADDRESS) Memphis, TN 38120 | Map 162-1-B, Parcel 38 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Associates Relocation Management Company, Inc., a Colorado Corporation has this day bargained and sold, and do hereby transfer and convey unto the said* Joy E. Johnson, unmarried, and Harold P. Johnson, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Clairmont, Phase 5, Planned Unit Development, as of record in Book 6050, page 425, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Mary Darlene Warren, an unmarried person, by deed from MCR Development Corp., a Tennessee corporation, of record in Book 9232, page 897, Register's Office of Davidson County, Tennessee.

*STATE OF* Tennessee
*COUNTY OF* Williamson
*Subscribed and sworn to before me this the* 15th *day of* December *19* 98

*The actual consideration or value whichever is greater, for this transfer is $* 85,500.00

Joy E Johnson
*Affiant*

*My commission expires* _____
*(Affix Seal)*

*Notary Public*

NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires March 22, 2001

*This is unimproved ( ) property, known as* 429 Claircrest Drive, Antioch, Tennessee 37013
*improved (x)* *(House Number) (Street) (P.O. Address) (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 our hand this* 17th *day of* November, *19* 98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ASSOCIATES RELOCATION MANAGEMENT
COMPANY, INC., A COLORADO CORPORATION

BY: Donna M Duncan
asst. vice president

Rita L Higley
asst. secretary

11260

053

2741 12/18 0101 03CHECK 327.35

*STATE OF*_____
*COUNTY OF*_____

11260 054

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State,* _____
_____
_____, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ ____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____, *this* __ *day of*_____, *19*___.

_____
*Notary Public*

*My Commission Expires:*_____

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*STATE OF* Texas
*COUNTY OF* Dallas

*Before me,* Anne Elizabeth Swindler, *a Notary Public of the State and County aforesaid, personally appeared* Donna M. Duncan and Rita L. Higley ____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* Asst. Vice President *of the* Associates Relocation Management Co. __, *the within named bargainor, a corporation, and that* she *he as such* Asst. Secretary Rita L. Higley *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Asst. Secretary.

*Witness my hand and official seal, at office in* Irving, Texas, *this* 17 __ *day of* November, *19* 98 __.

Anne Elizabeth Swindler
*Notary Public*

*My Commission Expires*

NOTARY PUBLIC STATE OF TEXAS
ANNE ELIZABETH SWINDLER
Notary Public, State of Texas
My Comm. Expires 09/21/00

Encumbrances:

Taxes for 1998: A lien, now due and payable.

Subject to all matters shown on the Plan of record in Book 6050, page 425, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6988, page 542, and as amended for additional phases in Book 7269, page 223, Book 7891, page 590, Book 8037, page 258, Book 8027, page 261 and in Book 8108, page 993 and in Book 8027, page 264, and supplemental and amended in Book 8251, page 180, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Clairmont Homeowners' Association, Inc., of record in Book 6988, page 536, Register's Office for Davidson County, Tennessee, By-Laws 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 Davidson
County, Tennessee.

By-laws 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 Davidson County, Tennessee.

Storm Water Detention Agreement dated November 5, 1985, of record in Book 6719, page 701, Register's Office for Davidson County, Tennessee.

The Surveyor's Certificate made by James W. Clark, Surveyor, dated January 24, 1986, shows a drainage ditch crosses the property and a sewer under construction.

Deed of conveyance by Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerages Services, of record in Book 8127, page 883, and in Book 8127, page 921, Register's Office for Davidson County, Tennessee.

Dedication of "Common Area" to Clairmont Homeowners' Association , Inc.. a non-for-profit corporation, of record in Book 8673, page 523, in said Register's Office.

Charter of MCR Development Corp., of record in Book 6354, page 553, and Articles of Amendment to the Charter of record in Book 7883, page 460, Register's Office for Davidson County,
Tennessee.

Subject to rights of others in and to the common areas/elements.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

055

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

11260

| | |
|---|---|
| ~~CAMT~~ | ~~85500.00~~ |
| CON TX | 316.35 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 327.35 |
| CHECK | 327.35 |

12/18/98 01 15:28 0001 2741

05273117
IDENTIF. # REFERENCE

98 DEC 18 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1402185