WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/08 13:51 2 pgs
Fees:13.00 Taxes:370.00
20081201-0116339

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00.

Affiant

Subscribed and sworn to me on November 26, 2008.

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23677SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth L. Thompson 466 Claircrest Drive Antioch, TN 37013	Countrywide Bank, FSB 2021 N. Gallatin Rd, Ste 280 Madison, TN 37115	162-01-B-79

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alicia Grace Parra, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Elizabeth L. Thompson, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Clairmont, Phase Four, P.U.D., of record in Plat Book 6200, page 393, amended in Book 6050, page 424, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Alicia Grace Parra, a single person, by Deed from Clairmont Investors, a Tennessee Joint Venture, of record in Book 8478, page 820, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 6200, page 393, as amended in Book 6050, page 424, Register's Office for Davidson County, Tennessee.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Clairmont, of record in Book 6988, page 542 and amended in Book 8027, page 258, and the By-Laws appended thereto, of record in Book 6988, page 552, as amended in Book 8108, page 993 and Book 8251, page 180, Register's Office for Davidson County, Tennessee.
4. Charter of Clairmont Homeowners Association of record in Book 6988, page 536, as amended in Book 7960, page 128; Book 8168, page 431 and Book 8172, page 29, Register's Office for Davidson County, Tennessee.

5. Conveyance of common areas to Homeowner's Association, of record in Book, 8380, page 642, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 466 Claircrest Drive, Antioch, TN 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, and GRANTOR 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 GRANTOR does further covenant and bind herself, her heirs and 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, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 26, 2008.

Alicia Grace Parra

Alicia Grace Parra

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 26, 2008, before me personally appeared Alicia Grace Parra, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 26, 2008.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE