ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD WAYNE CLINARD (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC. (NAME)	Map 162-5
345 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 221
Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of Ten Dollars ($10.00)---------- DOLLARS

and other good and valuable consideration including the Grantee's agreement to assume and be responsible for the unpaid balance owing under a Note and Deed of Trust given to Fidelity Federal Savings & Loan Association, said Deed of Trust being of record in Book ___, page ___, Register's Office of Davidson County, Tennessee, Frances E. Clinard

~~have~~ has bargained and sold, and by these presents do transfer and convey unto the said RICHARD WAYNE CLINARD

the GRANTEES herein, ~~their~~ his heirs and assigns, a certain tract or parcel of land in Davidson County, County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Sam W. Clinard, Jr. and wife, Frances E. Clinard, as tenants by the entirety by Warranty Deed of record in Book 4750, page 160, Register's Office of Davidson County, Tennessee. The said Sam W. Clinard, Jr., having since died on May 5, 1984, vesting the entire estate in his surviving spouse, Frances E. Clinard.

This conveyance is made subject to restrictions of record in Book 4604, page 526, Book 4630, page 548; and easements, set-back lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 86, Register's Office of Davidson County, Tennessee.

The Grantor, Frances G. Clinard, hereby reserves a life estate in the subject property.

This is unimproved ( ) improved (X) property, known as 345 Ocala Drive, Nashville, Tennessee 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 hands this ~~from~~ 26 day of October, 1984.

Frances E. Clinard
FRANCES E. CLINARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named FRANCES E. CLINARD

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 26th day of October, 19 84.

My commission expires 7/18/87 Notary Public [signature]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

DAVIDSON COUNTY, TN
Oct 30 10 31 AM '84
IDENTIF. REFERENCE
60009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is 27,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me this 26th day of October, 19 84.

My commission expires 7/18/87 Notary Public [signature]

This instrument was prepared by: Mail
LARRY R. WILLIAMS, Attorney at Law — 162 4th Ave. North, Suite 205, Nashville, TN 37219
Name — Address

WARRANTY DEED

FROM FRANCES E. CLINARD

TO RICHARD WAYNE CLINARD

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27000.00- CONT.
70.20 CSTAX
.50 PROBF
6.00 WDEED
CHECK 76.70-
294541 0/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-60009

IDENTIF. REFERENCE

Oct 30 10 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0081121