STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Ronald Lewis Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: August 6, 1990
(AFFIX SEAL)

RETURN TO: THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lewis Clinard (NAME)	CTX Mortgage Company (NAME)	MAP 25-8
214 Shevel Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 73
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	GO-7433

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James S. McGuire and wife, Virginia McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Lewis Clinard and wife, Martha Dianne Clinard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ranchwood, Section I, of record in Book 2900, Page 125, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to James S. McGuire and wife, Virginia McGuire, by deed from John T. Hoover and Mary L. H. Utley, as Co-Executors of the Estate of Alberta H. Hoover, of record in Book 6728, page 907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3000, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3317.9

RECEIVED FOR REFERENCE
May 16 9 09 AM '89
REGISTER'S OFFICE

6444 05/16 0101 03CHECK 262.25

Unimproved ( )
This is improved (X) property, known as 214 Shevel Drive, Goodlettsville, TN 37072
(House Number) (Street) (Post Address) (City or Town) (Postal Zip)

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. 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 hand(s) this 8th day of May 19 89

James S. McGuire

Virginia McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7841 PAGE 865

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. McGuire and wife, Virginia McGuire

the bargainor S, 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 at Madison, Tennessee, this 8th day of May, 1989.

Commission expires August 5, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James S. McGuire and wife, Virginia McGuire

TO

Ronald Lewis Clibard and wife, Martha Dianne Clibard

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7841 PAGE 866

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 77500.00
				CON TX 255.75
				PRFEE 0.50
				WDEED 6.00
				TOTAL 262.25
				CHECK 262.25
05/16/89	01			09:11 0001 6444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33179

RECEIVED FOR RECORD
MAY 16 9 09 AM '89
REGISTER OF DAVIDSON COUNTY

No. 320035