Bou 37 WLN

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
H.A.A., Inc. 815 Cherokee Avenue Nashville, TN 37207	71-12-84	H.A.A., Inc. 815 Cherokee Avenue Nashville, TN 37207

This instrument prepared by: Boult, Cummings, Conners & Berry (KSH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LARRY CLINARD and his wife, PATRICIA CLINARD (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to H.A.A., INC. (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all liens and encumbrances including those listed on Exhibit B, which is attached hereto and incorporated herein by this reference.

This is unimproved property, located at 815 Cherokee Avenue.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

SEP 29 8 35 AM '89
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
6994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 288,000.00.

Affiant

Subscribed and sworn to before me this 27th day of September, 1989.

Notary Public
My Commission Expires: 5/20/92

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of September, 1989.

LARRY CLINARD

PATRICIA CLINARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William L. Norton III, Notary Public, LARRY CLINARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 1989.

William L. Norton III
Notary Public

My Commission Expires: 5/20/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William L. Norton III, Notary Public, PATRICIA CLINARD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 1989.

William L. Norton III
Notary Public

My Commission Expires: 5/20/92

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lots Nos. 15 and 17 on the Plan of Walnut Grove Addition, as of record in Book 332, page 34, Register's Office for said County.

SAID Lots Nos. 15 and 17 front together 200.0 feet on the Northerly side of Cherokee Avenue and extend back 270.3 feet on the West Line and 282.6 feet on the East line to a dead line measuring 200.0 feet thereon.

BEING the same property conveyed to L.D. Clinard by deed from John R. Nedderman of record in Book 6633, page 410, Register's Office for Davidson County, Tennessee.

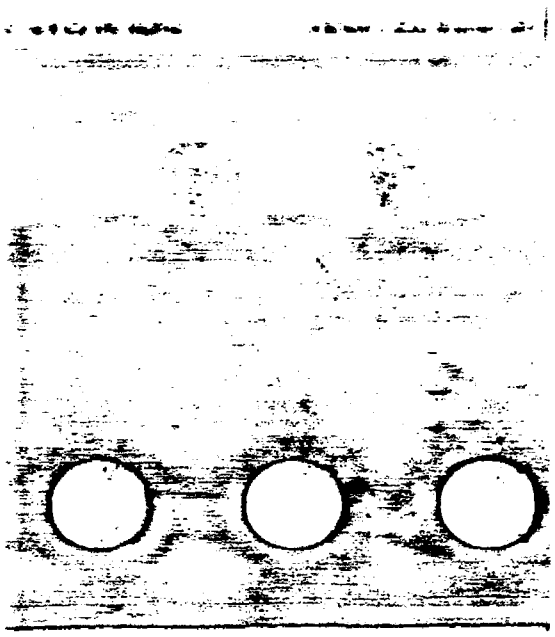
EXHIBIT B BOOK 7948 PAGE 527

TITLE EXCEPTIONS

1. 1988 and 1989 real property taxes.

2. Storm water detention agreement with Metropolitan Nashville Davidson County Government obligating owner of the insured property to maintain certain water detention standards, as specified in the instrument of record at Book 6710, page 951, said Register's Office.

921.0 09/29 0101 03CHECK 963.40



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

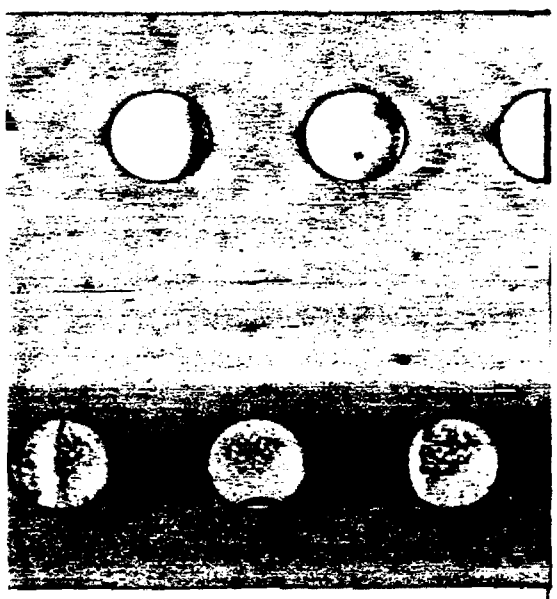
RECEIVED OF _____

FOR _____

BOOK 7948 PAGE 528

CO - 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 288000.00
CON TX 950.40
PRFEE 1.00
WDEED 12.00
TOTAL 963.40
CHECK 963.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/89 01 08:35 0001 9210

6994a

IDENTIFI REFERENCE

SEP 29 8 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253145