FILE BOX "7" FILE NO. 25569

FORM NO. WD-1

BOOK 8000 PAGE 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,641.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 19 89

Notary Public

MY COMMISSION EXPIRES: 2/8/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY M. CLINARD et ux	FIRST NATIONAL MORTGAGE BANKING GROUP	MAP 006
(NAME)	(NAME)	
1832 Springfield Highway	1545 Hotel Circle South - Suite 100	PARCEL 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072	San Diego, California 92108	10D 51799
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 WILLIAM MICHAEL ROLAND and wife, CANDIE ROLAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY M. CLINARD and wife, MATTIE L. 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 the Second Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (set), said pin being the northwest corner of the herein described tract and a corner to the remainder of the Meadors property, also being in the south right-of-way of U.S. Hwy. 41; thence with the south right-of-way of U.S. Hwy. 41 South 24 deg 42' 00" E 297.78 ft. to an iron pin (set); thence with said right-of-way N 65 deg 18"00' E 5.00 ft to an iron pin (set); thence with said right-of-way S 24 deg 42' 00" E 108.68 ft to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadors property South 65 deg 31' 43" W 264.22 ft to an iron pin (set), said pin being a corner to Meadors and in the north margin of a 50' eastment, 25 ft. from centerline of an existing drive; thence along the North Margin of said easement and 25' from centerline of said drive N 11 deg 35' 17" W 25.91 ft to an iron pin (set); thence N 24 deg 31' 08" W 241.25 ft to an iron pin (set); thence North 20 deg.27' 37" W. 73.99 ft to an iron pin (set) ; thence N 05 deg 38' 21" W 24.45 ft to an iron pin (set); thence N 22 deg 12' 02" E 21.35 ft to an iron pin (set); thence N 50 deg 10' 47" E 12.28 ft to an iron pin (set); thence N 52 deg. 16' 47" E 131.30 ft to an iron pin (set); thence N 68 deg. 56' 51" E 83.93 ft to the point of beginning containing 2.31 acres more or less.

BEING the same property conveyed to William Michael Roland, an unmarried person, by deed from Gary D. Gilliam and wife, Kristie L. Gilliam, of record in Book 7709, page 586, Register's Office for Davidson County, Tennessee. The said William Michael Roland having since married and his wife, Candie Roland, joins in this conveyance for whatever right, title and interest she might have in said property.

(over).....

This is unimproved ( ) improved (X) property, known as 1832 Springfield Highway, Goodlettsville, TN. 37072
(House Number) (Street) (P.O. 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 5th day of December, 19 89

WILLIAM MICHAEL ROLAND

CANDIE ROLAND

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM MICHAEL ROLAND and Wife, CANDIE ROLAND,

the bargainors, 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 Nashville, Tennessee, this 5th day of December, 1989.

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

2724 12/07 0101 03CHECK 230.08

tinued from page 1.....

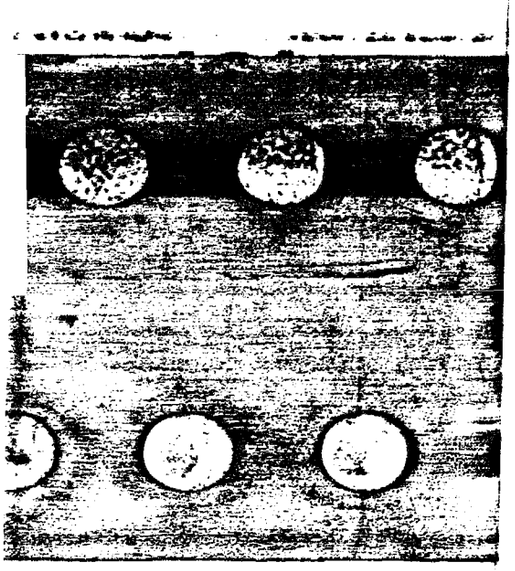
IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgag Deed of Trust to CITY FEDERAL SAVINGS BANK, of record in Book 7709, page 589, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FIRST NATIONAL MORTGAGE BANKING GROUP.

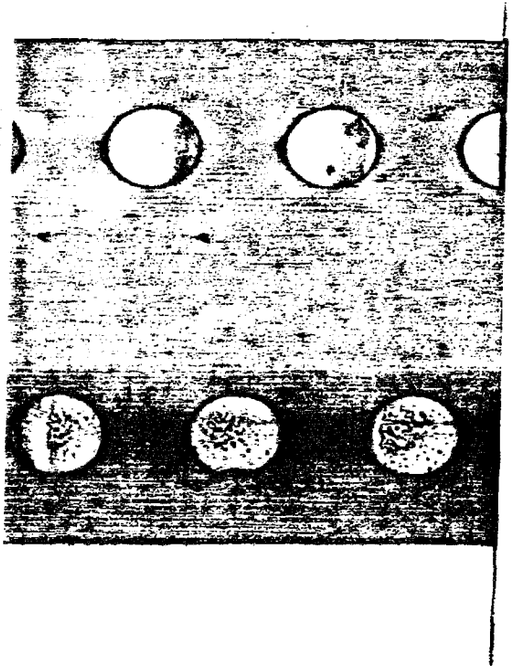
87755

IDENTIF. TREFERENCE

Dec 7 11 19 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





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 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 67641.78
CON TX 223.08
PRFEE 1.00
WDEED 6.00
TOTAL 230.08
CHECK 230.08

12/07/89 01 11:18 0001 2724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8775'

IDENTIF. TREFERENCE

Dec 7 11 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273915