FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

James Michael McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
James Michael McDonald	ATLANTIC COAST MORTGAGE COMPANY	155-0-48
(NAME)	(NAME)	
8459 Lewis Road	12700 Fair Lakes Cr., Suite 400	09D-37680
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Fairfax, VA 22033	
(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, Wilson C. Clem and wife, Nancy L. Clem

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael McDonald and wife, Melissa W. McDonald

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 more particularly described according to surveys made by S. H. Hutchinson, dated May 29, 1959 (Tract No. 1) and July 17, 1962 (Tract No. 2) and a survey made by John B. Kohl, III, dated March 15, 1990, as follows:

TRACT NO. 1: BEGINNING in the center of Lewis Road, same being J. L. Roberts Northeast corner; thence with Roberts' East line, South 03 degrees 30 minutes West 240 feet to a stake in said line; thence leaving said line, North 43 degrees East 280.5 feet; thence North 54 degrees West 168 feet to the center of Lewis Road; thence with said Road, South 34 degrees West 76 feet, more or less, to the point of BEGINNING, containing 11/16 of an acre, more or less.

TRACT NO. 2: BEGINNING at the southeasterly corner of Tract No. 1; thence South 43 degrees West 280.5 feet with said line to a stake in J. L. Roberts East line, being the Southwest corner of Tract No. 1; thence with J. L. Roberts' East line, South 03 degrees 30 minutes West 145 feet, more or less, to a stake, J. L. Roberts' Southeast corner; thence North 36 degrees East 404 feet; thence North 54 degrees West 48 feet to the point of BEGINNING, containing .44 acres, more or less.

BEING the same property conveyed to Wilson C. Clem and wife, Nancy L. Clem, by deed from Russell H. Mason and wife, Mattie Leona Mason, of record in Book ***

unimproved ( )
This is improved (XX) property, know as 8459 Lewis Road, Nashville, TN 37221
(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 convenant 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 their hand s this 17th day of April, 19 90

Wilson C. Clem

Wilson C. Clem

Nancy L. Clem

Nancy L. Clem

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilson C. Clem and wife, Nancy L. Clem

the bargainor S, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 19 90.

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

_____
Notary Public

WARRANTY DEED

FROM
Wilson C. Clem and wife,
Nancy L. Clem

TO
James Michael McDonald and
wife, Melissa W. McDonald

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

*** 4109, page 381, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Wilson C. Clem and W. C. Clem are one in the same person.

2 U 6 4 U

IDENTIF. REFERENCE

Apr 23 8 27 AM '90

DAVIDSON COUNTY

3291 04/23 0101 03CHECK 198.40

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58000.00
CON TX 191.40
PRFEE 1.00
WDEED 6.00
TOTAL 198.40
CHECK 198.40

04/23/90 01 08:26 0001 3291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.U.64U

IDENTIF. REFERENCE

APR 23 8 27 AM '90

DAVIDSON COUNTY

No. 312373