50f

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $111,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randal J. Clinker (NAME)	First American National Bank (NAME)	147-10-43
5025 Durrett Drive West (ADDRESS)	First American Center (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237-0209 (CITY) (STATE) (ZIP)	

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, Timothy C. Bays and wife, Barbara J. Bays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randal J. Clinker and Bobbie L. Wyckoff, both unmarried

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. 288 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the Northeast margin of Briarwood Drive, the common corner of Lot Nos. 287 and 288; thence, with the dividing line between Lot Nos. 287 and 288; northeastwardly 126.05 feet; thence, with the dividing line between Lot Nos. 288 and 289, southeastwardly 118.9 feet to a point in the Northwest margin of West Durrett Drive; thence, with said margin of said Drive, southwestwardly 107 feet to a concrete monument; thence, to the right around a curve, 39.27 feet to a concrete monument in the northeasterly margin of Briarwood Drive; thence, with said margin of said Drive, northwardly 11.91 feet to a concrete monument and continuing with said margin of said Drive, northwardly 101.09 feet to the point of beginning.

BEING the same property conveyed to Timothy C. Bays, unmarried, by deed from USA Financial Services, Inc., a Tennessee corporation, of record in Book 8202, page 883, Register's Office for Davidson County, Tennessee.

Barbara J. Bays, spouse of Timothy C. Bays joins in this conveyance to relinquish any and all marital interest in the property.

0908 07/31 0101 03CHECK 418.00

unimproved ( )
This is improved (X) property, known as 5025 Durrett Drive West, Nashville, Tennessee 37211
(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 ~~my~~ our hand & this 30th day of July 19 98

Timothy C. Bays

Barbara J. Bays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Bays and wife, Barbara J. Bays

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 Nashville, Tennessee, this 30th day of July, 1998.

Commission expires 5-7-97

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 _____

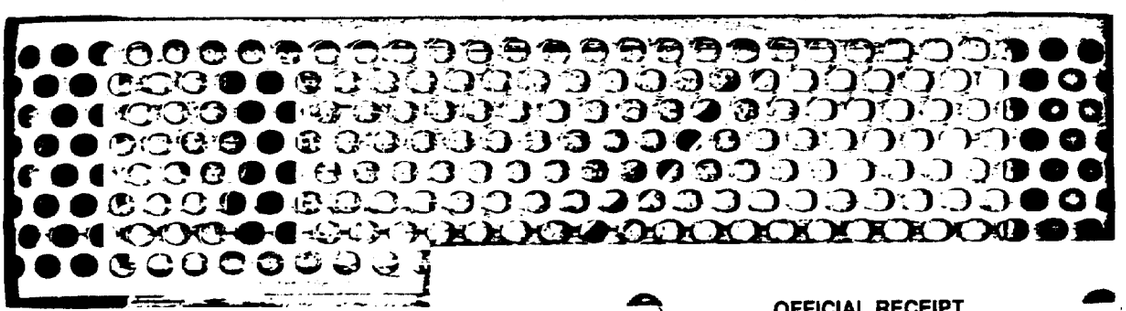
Notary Public

IDENTIF. # REFERENCE

0069326

98 JUL 31 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

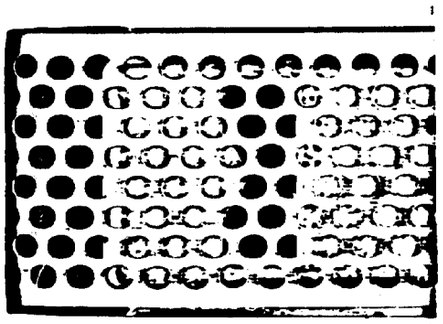
RECEIVED OF _____

FOR _____

BOOK 11045 PAGE 54

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 110000.00
CON TX 407.00
PRFEE 1.00
MDEED 8.00
OFEE 2.00
TOTAL 418.00
CHECK 418.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/98 01 14:26 0001 0908

0469326
IDENTIF. ↑ REFERENCE
98 JUL 31 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326524