961 03/09 6.00- CHECK

WARRANTY DEED

BOOK 5859 PAGE 74

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,880.47

Billy M. Clinard Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1982.

Notary Public

MY COMMISSION EXPIRES: 10-23-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN. 37122
NAME ADDRESS

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy M. Clinard, Jr. et ux (NAME)	-SAME- (NAME)	P/O Map 138-9
		P/O Map 124-29
Box 702 Shady Grove (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-23180
		4D-23190
Mt. Juliet, TN. 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 119 Parcel 60.08

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, DONALD E. MAXEY and wife, BARBARA J. MAXEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY M. CLINARD, JR. and wife, DENISE CLINARD

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

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being 997.53 feet from the most westerly line of the Co-Op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike North 84 deg. 14' East; thence with the southerly margin of Hobson Pike North 84 deg. 14' East 200 feet to a point; thence South 7 deg. 10' East 1107.79 feet to a point; thence South 82 deg. 53' West 200 feet to a point; thence North 7 deg. 10' West 1112.50 feet to the point of beginning, containing 5.10 acres, more or less.

Being the same property conveyed to Donald E. Maxey and wife, Barbara J. Maxey by virtue of a deed from James H. Hagar and wife, Mary Jane Hagar, of record in Deed Book 384, page 215, Register's Office for Wilson County, Tennessee, and Book 5839, page 689, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as _____ (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 hands this 22nd day of February, 1982

Donald E. Maxey
DONALD E. MAXEY

Barbara J. Maxey
BARBARA J. MAXEY

518

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Maxey and wife, Barbara J. Maxey

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 Mt. Juliet, Tennessee this 22nd day of February, 1982

Dean Robinson Notary Public

Commission Expires 10-23-82

DEAN ROBINSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____ 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 purpose 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

G 82404

IDENTIF. REFERENCE

MAR 9 8 41 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

State Tax 37.94
Fee 10
Recording Fee 6.00
Total $37.44
Receipt No. 29033

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By C. McC Deputy

Filed for record Feb. 26 1982
at 9:35 O'clock A.M.
Noted in Note Book 21 Page # 18
Recorded in Deed Book # 384 Page # 518
In the Register's office, for
Wilson County, Tennessee
On this 26 day of Feb. 1982
Margie Trice Register
By C. McCleak Dep. Reg

WARRANTY DEED

FROM

DONALD E. MAXEY et ux

TO

BILLY M. CLINARD, JR. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York