Box 44 RECORD BOOK 7834 PAGE 969 BOOK 7822 PAGE 459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,260.00.

This instrument prepared by:
GULLETT, [illegible] & MARTIN
[illegible] North
Nashville, Tennessee 37219

W. T. Clinard
Affiant

Subscribed and sworn to before me, this 21st day of April, 1989.

Julia C. Hinton
Notary Public

My Commission expires: 11-12-89.

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
W. T. Clinard, et ux.	Same	Map 61-15
4803 Gallatin Rd		Parcel 112
Nashville Tn 37216		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, the heirs-at-law of Dorothy Turner Lamar, Deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto W. T. Clinard and wife, Jessie B. Clinard, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described more particularly on Exhibit "A" attached hereto, said description being incorporated herein by this reference as fully as if the same were contained herein verbatim.

The subject property is not the usual place of residence of any of the Grantors.

This is improved property, known as 1134 Ardee Avenue, Nashville, Tennessee.

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, except for the lien for current year's taxes, applicable zoning regulations and any encumbrances shown or referenced on the plan of record as described in Exhibit "A"; 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, theirs heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of April, 1989.

Laura Turner Wallace
Laura Turner Wallace

Glenda Turner Rolison
Glenda Turner Rolison, Administratrix of the Estate of Dorothy Turner Lamar

✓ Mary A. Turner
Mary A. Turner, Executrix of the Estate of Coleman L. Turner

Glenda Turner Rolison
Glenda Turner Rolison, Individually

✓ Mary A. Turner
Mary A. Turner, Individually

✓ Robert W. Yates jr.
Robert W. Yates, Jr.

William W. Turner
William W. Turner

✓ Scott P. Yates
Scott P. Yates

STATE OF GEORGIA)
)
COUNTY OF DeKALB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Turner Wallace, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, Georgia, this the 17th day of March, 1989.

A.W. Franklin Bloodworth
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 28, 1992

My Commission Expires: _____

STATE OF TEXAS)
)
COUNTY OF Jack)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Turner, as Executrix of the Estate of Coleman L. Turner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jacksboro, Texas, this the 21 day of Mar, 1989.

Mary McConnell
Notary Public

My Commission Expires:

GRACE MCCONNELL
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar 13 1991

STATE OF TEXAS)
)
COUNTY OF Jack)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Turner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jacksboro, Texas, this the 21 day of March, 1989.

GRACE MCCONNELL
Notary Public
STATE OF TEXAS
My Comm. Exp. Mar 13 1991

Mary McConnell
Notary Public

~~My Commission Expires:~~

STATE OF OKLAHOMA)
)
COUNTY OF Stephens)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Turner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Velma, Oklahoma, this the 6 day of April, 1989.

Kay Allred
Notary Public

My Commission Expires: 2-27-90

STATE OF TENNESSEE)
)
COUNTY OF ~~MADISON~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda Turner Rolison, Administratrix of the Estate of Dorothy Turner Lamar, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Jackson~~ Nashville, Tennessee, this the 21st day of April, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

RE-RECORD 854 PAGE

BOOK 7822 PAGE 462

STATE OF TENNESSEE)
COUNTY OF ~~MADISON~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenda Turner Rolison, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Jackson~~ Nashville, Tennessee, this the 21st day of April, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Yates, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Bartlett, Tennessee, this the 27 day of March, 1989.

Billy Joe Regel
Notary Public

My Commission Expires: 9/191

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott P. Yates, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this the 28th day of March, 1989.

Vickie D. Clark
Notary Public

My Commission Expires: 10/24/92

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 of Block "B" on the map of the Resubdivision of Sunnymeade as of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D. M. Biggs and wife, Minnie Lee Biggs, by deed from Frances R. Whitlow and husband, J. D. Whitlow, of record in Book 1258, page 187, said Register's Office.

D. M. Biggs, also known as David McCarroll ("Bunny") Biggs, died on August 28, 1948, survived by his wife, Minnie Lee Biggs.

Minnie Lee Biggs died intestate in Tennessee on February 21, 1985, survived by her daughter, Dorothy Turner Lamar. Dorothy Turner Lamar was the sole heir-at-law of her mother, Minnie Lee Biggs.

Dorothy Turner Lamar died intestate in Tennessee on February 16, 1987. The heirs-at-law of Dorothy Turner Lamar are established by a certain Affidavit of Heirship of record in Book 7822, Page 456, Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as Exhibit "AA".

RECORDED
30830
MAY 5 2 16 PM '89
26929
APR 21 2 41 PM '89
8164 04/21 0101 03CHECK 15.00
3623 05/05 1101 03CHECK 105.59