MAIL

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8679 PAGE 912

ADDRESS NEW OWNER:
Mark F. George
337 River Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 119
Group
Parcel 60.08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Billy M. Clinard, Jr. and wife, Denise Clinard**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark F. George**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson and Davidson Counties, 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 min. East; thence with the southerly margin of Hobson Pike North 84 deg. 14 min. East 200 feet to a point; thence South 7 deg. 10 min. East 1107.79 feet to a point; thence South 82 deg. 53 min. West 200 feet to a point; thence North 7 deg. 10 min. West 1112.50 feet to the point of beginning, containing 5.10 acres, more or less.

This is the same description as the prior deed of record.

Being the same property conveyed to Billy M. Clinard, Jr. and wife, Denise Clinard by deed from Donald E. Maxey and wife, Barbara J. Maxey, dated February 22, 1982, as of record in Deed Book 384, page 518, Register's Office for Wilson County, Tennessee; and in Book 5859, page 74, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5.10 acres, more or less, Hobson Pike, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to the effect, if any, of transmission line easements, evidenced by instruments of record in Deed Book 143, pages 105, 107 and 153; and in Deed Bok 201, page 268, Register's Office for Wilson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to an easement for utilities, evidenced by an instrument of record in Deed Book 383, page 788, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark F. George, unmarried, his heirs and assigns, forever; and we, Billy M. Clinard Jr. and wife, Denise Clinard, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of July, 1992.

Billy M. Clinard Jr.
Billy M. Clinard Jr.

Denise Clinard
Denise Clinard

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Billy M. Clinard Jr. and wife, Denise Clinard, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of July, 1992.

Patricia M. Durin
NOTARY PUBLIC

PATRICIA M. DURIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 34,000.00.

Mark L. Sorge
AFFIANT

Subscribed and sworn to before me
this 13th day of July, 1992.

Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

29056

IDENTIF. TREFERENCE

JUL 21 9 02 AM '92

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

Filed for record July 14 19 92
at 2:00 o'clock P M.
in State Book 28 Page # 27
Register's Deed Book #427 Page # 618
in County, Tennessee, Register's office of
Wilson County, Tennessee, Register
On this 14 day of July 19 92
By: Margie Triplett Dep. Reg.

12.00

State Tax $ 125.80
Fee $ 1.00
Recording Fee $ 12.00
Total $ 138.80
Receipt No. 45081
MARCIE L. [illegible]
By _____ Deputy