This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

1374 02/02 0101 03CHECK 157.30

ADDRESS NEW OWNER:
Homer Ronald Moser
307 Falcon
Murfreesboro, TN 37130
SEND TAX BILL:
Owner

MAP: 108-7-B
GROUP: 152 CA
PARCEL: 03D-91774

CLERK'S DEED

This deed made by James H. Goodall, Clerk of the Wilson County Probate Court, in his capacity as Clerk of the Court in the case of the Estate of Rufus Dwight Agee, deceased, and Nancy Susan (Agee) Kinnard, unmarried.

W I T N E S S E T H:

THAT, WHEREAS, a Petition for Court Authorization to sell Real Property was filed in the Probate Court for Wilson County, Tennessee, and being Case No. 8909 by John Collinsworth, Administrator for the Estate of Rufus Dwight Agee, to sell that certain real property described in said Petition; and

WHEREAS, an Order was entered in said cause by the Court on Jan 27, 1994, commanding me to sell, or cause to be sold, the following real property to-wit:

Being Unit No. 152 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Rufus Dwight Agee and wife, Nancy Susan Agee by deed from Timber Lake Joint Venture, a Tennessee Joint Venture, of record in Book 7101, page 620, Register's Office, Davidson County, Tennessee.

WHEREAS, Rufus Dwight Agee and Nancy Susan Agee, now known as Nancy Susan Kinnard, were divorced prior to the death of Rufus Dwight Agee, converting their tenancy by the entireties interest in the above-described property to that of tenants in common; and

WHEREAS, the Estate of Rufus Dwight Agee and Nancy Susan Kinnard are all the parties in interest to the above described property; and

WHEREAS, the parties desire to sell to and to vest title in the above-described property to Homer Ronald Moser and divest the

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

property out of both the Estate of Rufus Dwight Agee and Nancy Susan Kinnard; and

WHEREAS, Nancy Susan Kinnard joins in this conveyance for the purpose of conveying all of her right title and interest in the above-described property to Homer Ronald Moser; and

WHEREAS, said Real Property was by us sold or caused by us to be sold accordingly, and said Homer Ronald Moser became the purchaser, and said sale was duly confirmed by the Court, and all right, title and interest of the parties in this action was divested out of them and vested in Homer Ronald Moser; and

WHEREAS, James H. Goodall, was by said Decree authorized and directed to execute and deliver a Deed, conveying to said Homer Ronald Moser, all right, title and interest of the Estate of Rufus Dwight Agee to this action, in and to said tract of land together with the improvements thereon.

NOW, THEREFORE, in consideration of the premises and the sum of $10.00 and other good and valuable consideration paid to the Administrator and to Nancy Susan Kinnard by the Homer Ronald Moser, I, James H. Goodall, Probate Court Clerk, by virtue of the power and authority conferred upon me by said Decree, and, I, Nancy Susan Kinnard, do, by this deed, grant, convey and confirm, unto the said Homer Ronald Moser, their his and assigns, forever, all the right, title and interest, of all the parties to said action, and every part and parcel thereof, in fee simple, forever, subject to any and all Davidson County property taxes and Timber Lake Condominium Association dues which may become a lien after the date hereof, and any and all matters including all easements, zoning and restrictions which may affect the premises herein conveyed.

MAIL ENV.

94 FEB -2 AM 10:02

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

13858

IDENTIF. & REFERENCE

WITNESS our hand and Seal of the Court this the 28th day of January , 1994.

JAMES H. GOODALL
PROBATE COURT CLERK

Nancy Susan Kinnard
Nancy Susan Kinnard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Bargainor, **James H. Goodall**, Clerk of the Wilson County Probate Court with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purpose therein contained.

WITNESS MY HAND AND SEAL at office this the 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 2-19-95

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Nancy Susan Kinnard, unmarried**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 9-17-95

STATE OF TENNESSEE
COUNTY OF WILSON

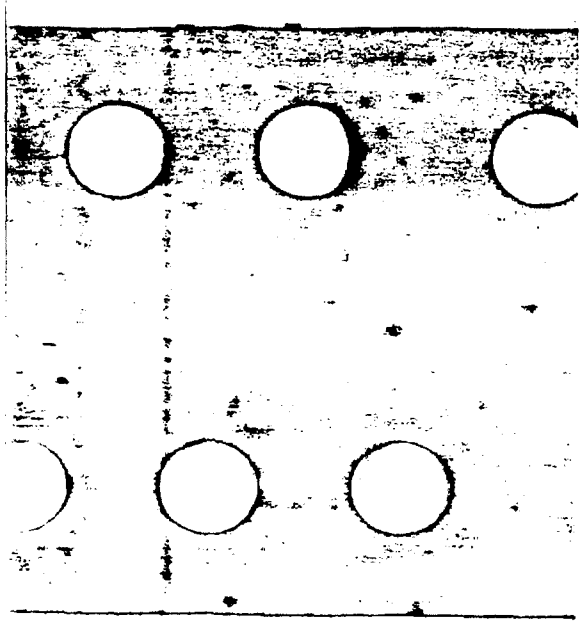
The action value or consideration, whichever is greater, for this transfer is $39,000.00.

AFFIANT

Subscribed and sworn to before me this 28 day of January, 1994.

NOTARY PUBLIC

My Commission expires: 4-24-94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9238 PAGE 381

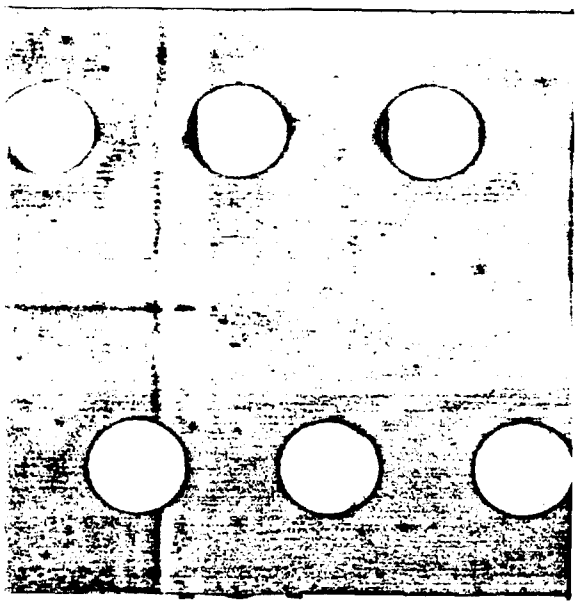
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 12.00
TOTAL 157.30
CHECK 157.30

02/02/94 01 10:01 0001 1374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



13858
IDENTIF. ↑ REFERENCE

94 FEB -2 AM 10: 02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752362