Davidson County DEEDWARR
Recvd: 10/31/01 09:25 2pgs
Fees:13.00 Taxes:599.40

20011031-0118642

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

19th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES 10/26/04

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
John E. Hughes, Jr.
(NAME)

1406 Hemlock
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Equifax Mortgage Group
(NAME)

500 Forest Point Circle
(STREET ADDRESS)

Charlotte, NC 28273
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
62-13-69

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, William Thomas Clinard, Jr. and Jesse B. Clinard, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Hughes, Jr., 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:

Being Lot No. 4 on the Map of Geo. I. Waddey's Riverbluff Subdivision of the W. N. Morgan 18.25 acres tract, as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Thomas Clinard, Jr., and wife, Jesse B. Clinard, by Deed dated June 30, 1971, of record in Book 4517, page 941, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.
The said Jesse B. Clinard and Jessie B. Clinard are one and the same person.
This is improved (XX) property, known as 1406 Hemlock, Nashville, TN 37216.

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. Whenever 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(s) this 19th day of October, 2001.

X William Thomas Clinard Jr.
William Thomas Clinard, Jr.

X Jessie B. Clinard
Jesse B. Clinard

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 , William Thomas Clinard, Jr. and Jesse B. Clinard, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19th day of October, 2001.

Commission expires 10/26/04

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282