WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 15:23 2pgs
Fees:13.00 Taxes:310.80

20021106-0136777

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Charles E. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 2002

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Dale	SAME AS NEW OWNERS	MAP 44-5
(NAME)	(NAME)	
936 Kelly June Drive		PARCEL 19
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Albert E. Mendez, III, Conservator for Edna C. Clemons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Dale and wife, Joycelyn S. Dale

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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Scenic View Subdivision, as prepared by W. W. Turner Company, Engineers on August 20, 1948, not of record, more particularly described as follows:

Beginning at a concrete monument at the south end of the return at the northwest corner of the intersection of Havron Avenue and Hillman Place and running thence the following courses and distances: In a northwesterly direction along the north margin of Havron Avenue a distance of 138.2 feet to a concrete monument at the beginning of a curve; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 44.6 feet to an iron pin, being the common corner between Lots 77 and 78; thence continuing in a northwesterly direction around a curve and along the north margin of Havron Avenue a distance of 45 feet to a concrete monument; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 145.7 feet to an iron pin in the common corner between Lots 75 and 76 and the point of beginning; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 100 feet to an iron pin on the common line between Lots 74 and 75; thence in a northeasterly direction along the common line between Lots 74 and 75 a distance of 166.7 feet to the rear line of Lot 58; thence in a southeasterly direction along the margin of Lots 58 and 59 a distance of 100 feet to an iron pin on the common line between Lots 75 and 76; thence in a southwesterly direction along the common line between Lots 75 and 76 a distance of 165.9 feet to an iron pin and the point of beginning.

Being the same property conveyed to Fred K. Clemons and wife, Edna C. Clemons by deed from The Nashville Industrial Corporation of record in Book 2878, Page

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unimproved ( )
This is improved (X) property, known as 111 Scenic View Road, Old Hickory, TN 37138
(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 my hand this 5th day of November 2002

Albert E. Mendez, III
Conservator for Edna C. Clemons

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 Albert E. Mendez, III, Conservator for Edna C. Clemons

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 Madison, TN, _____, Tennessee, this 5th day of November 2002.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

562, Register's Office for Davidson County, Tennessee. The said Fred K. Clemons having since died. Albert E. Mendez, III having been appointed Conservator for Edna C. Clemons by Order of Seventh Circuit Court For Davidson County, Tennessee at Nashville. Certified Copy of Order by said Court approving sale of subject property and authorizing Albert E. Mendez, III to execute this deed is being recorded simultaneously herewith as Instrument No. * in the Register's Office for Davidson County, Tennessee.

*20021106-0136776