RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.** Affiant Subscribed and sworn to before me, this the 4th day of March, 2005. Notary Public My commission expires: 3-1-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Billy B. Clinard	**NEW OWNER**	**90-12-183.00**
602 Freedom Court		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William Kevin Fedie and wife, Nina Jean Fedie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billy B. Clinard and wife, Mary A. Clinard and Randall E. Clinard, a married man, all as Joint Tenants with right of survivorship

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 195 on the plan of Charlotte Park, Section II of record in Plat Book 2663, Pages 22 & 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Kevin Fedie and wife, Nina Jean Fedie by deed dated December 13, 1996 from Larry D. West and wife, Brenda J. West of record in Book 10292, Page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **602 Freedom Court, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 4th day of March, 2005.

William Kevin Fedie

Nina Jean Fedie

Davidson County DEEDWARR
Recvd: 03/08/05 12:07 2 pgs
Fees:13.00 Taxes:481.00

20050308-0025498

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Kevin Fedie and Nina Jean Fedie**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th day of March, 2005.**

Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN