WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/05 12:28 3 pg:
Fees:18.00 Taxes:610.50

20050420-0043985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

W. L. Clinard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF April 2005

Deanie L. Gregory
Notary Public

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

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

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, etc.
Philip Browning Long Revocable Trust of 2001 (NAME)	SAME AS NEW OWNER (NAME)	MAP 61-11
4840 Lickton Pike (ADDRESS)	(ADDRESS)	PARCELS 273 AND 311
Whites Creek, TN 37189 (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, W. T. Clinard and wife, Jessie B. Clinard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Browning Long Revocable Trust of 2001

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:

Two tracts or parcels land in Davidson County, Tennessee, described as follows:

TRACT I:
Being part of the westerly part of Lot "B" on the Map of the Kennedy & Graves Monte Vista Plan of Lots of record in Book 421, Page 123 in the Register's Office for Davidson County, Tennessee and part of the abandoned right-of-way of the Gallatin Interurban Railway, lying west of the same and described according to a survey made November 28, 1947 by John M. Sullivan, County Surveyor, as follows: BEGINNING at a point in the present easterly margin of Gallatin Pike, 26.8 feet south of the northwest corner of said Lot "B", if the north line of said lot were extended westerly to the present east margin of Gallatin Pike; thence southerly along the easterly margin of said Gallatin Pike 30 feet to a point; thence at right angles, easterly 92.5 feet to a point; thence northerly parallel to said Pike, 30 feet to a point which is South 19 deg. 30' West 17.5 feet from the north line of said Lot "B", said point being in a southeast corner of a lot owned by C. L. Harris; thence westerly along Harris' south line, 91.5 feet to the beginning.

Being the same property conveyed to W. L. Clinard and wife, Jessie Clinard by Warranty Deed from Glenn F. Nabors and Hassell H. Brush dated May 13, 1983 and recorded in Book 6059, Page 119, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a portion of Lot No. 1 on the Resubdivision Part of Lot No. 2, Greenland

CONTINUED

unimproved ( )
This is improved (X) property, known as 4110 and 4120-22*Gallatin Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*identified as 4118 on Davidson County Tax Assessor Records

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 our hand s this 18th day of April 2005

W. T. Clinard
W. T. Clinard

Jessie B. Clinard
Jessie 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 W. T. Clinard and wife, Jessie B. Clinard

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 and official seal at Madison, Tennessee, this 18th day of April, 2005.

Commission expires March 25, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAR. 25, 2006

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, executed 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

Tract, of record in Book 4470, Page 6, Register's Office for Davidson County, Tennessee, described as follows: SAID part of said lot begins at a point being the southwest corner of said lot on the easterly side of Gallatin Road and runs 37.6 feet, more or less, in a northerly direction to a point; thence leaves Gallatin Road and runs back 80.2 feet, more or less, on the northerly line along the existing brick building as shown on said Plan; thence in a southerly direction in a straight line to a point in the southerly line of said lot, a distance of 45 feet, more or less according to the Davidson County Tax Assessor's Mapping Division; thence westerly 80.2 feet, more or less, to the point of beginning.

Being the same property conveyed to W. T. Clinard and wife, Jessie B. Clinard by Warranty Deed from Shirley J. Presley dated June 19, 1984 and recorded in Book 6322, Page 703, Register's Office for Davidson County, Tennessee.

AND INCLUDING AN EASEMENT FOR INGRESS AND EGRESS SERVING THE ABOVE DESCRIBED PREMISES WHICH EASEMENT IS DESCRIBED AS FRONTING 21.2 FEET ON THE EASTERLY MARGIN OF GALLATIN ROAD AND RUNNING BACK 80.2 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 80.2 FEET, MORE OR LESS ON THE SOUTHERLY LINE. SAID EASEMENT IS FOR DRIVEWAY PURPOSES FOR GRANTEE, HIS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO A PARKING AREA IN REAR OF BUILDING ON ABOVE DESCRIBED PREMISES AND FOR USE BY THE NAMED GRANTORS IN THAT CERTAIN WARRANTY DEED FROM GLENN NABORS AND HASSELL BRUSH TO SHIRLEY J. PRESLEY OF RECORD IN BOOK 6062, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THEIR SUCCESSORS AND/OR ASSIGNS. GRANTEE HEREIN AND HEREIN REFERENCED GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS IN DEED OF RECORD IN BOOK 6062, PAGE 749, SAID REGISTER'S OFFICE SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND UPKEEP OF THE EASEMENT AREA.