Davidson County DEEDWARR
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Fees:18.00 Taxes:355.20
20050426-0046402

This Instrument Was Prepared By:
Michael K. Radford
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall E. Clinard and wife, Pamela G. Clinard** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Justin Ponzetti and wife, Kristina J. Ponzetti** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 19 day of April, 2005.

Randall E. Clinard

Pamela G. Clinard

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Randall E. Clinard and wife, Pamela G. Clinard** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 19 day of April, 2005

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19 day of April, 2005.

Notary Public

My Commission Expires:_____

Map and Parcel: 91-01-90.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Justin and Kristina Ponzetti
675 Park Street
Nashville, TN 37209

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the plat of Rockmont Subdivsion, as of record in Book 4300, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 60.27 feet on the northerly margin of Park Avenue and extends back 177.20 feet on the westerly line and 179.38 feet on the easterly line, which is a broken line, to a line in the rear on which it measures 56.54 feet.

Being the same property conveyed to Randall E. Clinard and wife, Pamela G. Clinard from John Mark Hows and wife, Julia L. Hows by Warranty Deed dated 01/12/84, recorded 01/16/84, in Book 6214, page 858, Register's Office for said County.

Map and Parcel 91-01-90.00

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.