Davidson County DEEDWARR
Recvd: 07/12/05 13:24 2 pgs
Fees:13.00 Taxes:832.50
20050712-0080659

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2005.

Robin S Edwards
Notary Public

My commission expires: 3/28/07
(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
Elizabeth B. Clinard	**Fifth Third Bank, NA**	**Map 147-13, Parcel 025.00**
5124 Cochran Drive	**5000 Maryland Way**	
Nashville, TN 37220	**Brentwood, TN 37027**	

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

Michael L. Edgeworth and wife, Georgia T. Edgeworth

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

Elizabeth B. Clinard, unmarried

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, TN, being Lot No. 1059 on the Map of Brentwood Hall Subdivision, Section 14, of record in Book 2663, Page 129, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Edgeworth and wife, Georgia T. Edgeworth by deed from Ben B. Baggett adn wfie, Mona G. Baggett of record in Instrument #200005100047254, Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) Unimproved (____) property, known as **5124 Cochran Drive, Nashville, TN 37220**

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 30th day of June, 2005.

Michael L. Edgeworth

Georgia T. Edgeworth

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael L. Edgeworth and wife, Georgia T. Edgeworth,** 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 Brentwood, Tennessee on this **30th** day of **June, 2005.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

