Record & Return to:
Smith Shaker PLLC
846 Conference Dr. Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

MICHAEL T. MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2005.

Notary Public
MY COMMISSION EXPIRES 3/25/06
File No. G5-6000D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Clinard and Margie Clinard, husband and wife (NAME)	SAME (NAME)	147-140-24
5146 Edmonson Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/04/05 14:57 2 pgs
Fees:13.00 Taxes:505.05
20050804-0091971

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **The Estate of Sarah E. Turl**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Clinard, unmarried and Mark Clinard and Margie Clinard, husband and wife, as tenants in common with the 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 No. 125, on the plan of Canulestic Farms, Section One, as shown on plat of record in Plat Book 3300, Page 56, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Said Lot No. 125 fronts 100 feet on the east side of Edmonson Pike and extends back 114.2 feet on the northerly line and 133.6 feet on the southerly line, to a dead line in the rear on which it measures 101.8 feet.

Being the same property conveyed to Warren L. Turl and wife, S. Evelyn Turl, of Record in Book 3702, Page 113, Register's Office for Davidson County, Tennessee.
Warren L. Turl, having since died, vesting sole ownership in Sarah E. Turl as surviving tenant by the entirety. Sarah E. Turl having since died testate, and by her Last and Testament of recorded as Instrument #5744-1740008, devising said property to Mary Evelyn Duncan as Executrix. 7th Circuit Court of Davidson Cty, TN
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved (XX) property, known as 5146 Edmonson Pike, Nashville, TN 37211.

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. Whenever 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 8th day of July, 2005.

The Estate of Sarah E. Turl BY: Mary Evelyn Duncan, Executrix

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 The Estate of Sarah E. Turl, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of July, 2005.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary Evelyn Duncan, Executrix for The Estate of Sarah R. Turl, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of July, 2005.

My Commission Expires: 3/25/06

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of July, 2005.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066