Davidson County DEEDWARR
Recvd: 05/23/06 13:32 2 pgs
Fees:13.00 Taxes:333.00

20060523-0060543

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44634 FILE BOX "7"

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald R. Clemons et al | SAME AS NEW OWNER | 147-16-78 |
| 2221 Nolensville Road | | |
| Nashville, TN, 37211 | | |
| | | |

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 HEREBY ACKNOWLEDGED, I/WE,

**RANDALL V. OWEN and HELEN FAYE OWEN being all of the Heirs at Law of SARAH S. OWEN, deceased,**

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

**DONALD R. CLEMONS, a Married Person, and PAMELA G. HILL, a Married Person, as to a 50% undivided interest in each as Tenants in Common,**
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:

**Being Lot No. 359 on the Plan of Fairlane Park, Section III, as of record in Book 2331, page 146, Register's Office for said County.**

**Said Lot No. 359 fronts 65 feet on the north side of Melpar Drive and runs back 193.6 feet on the west line and 193 feet on the east line to a dead line in the rear on which it measures 65 feet.**

**Being the same property conveyed to Frederick V. Owen and wife, Sarah S., Owen by deed from Crosby Land Company, a Tennessee Corporation, of record in Book 2651, page 67, Register's Office for Davidson County, Tennessee. The said Frederick V. Owen died, leaving Sarah S. Owen, surviving tenant by the entireties. Sarah S. Owen having now died, having been preceded in death by her only child, William Thomas Owen. Randall V. Owen and Helen Faye Owen, Grantors herein, are the only children of William Thomas Owen, deceased, and are the only heirs at law of Sarah S. Owen.**

**See Affidavit of Heirship recorded immediately preceding this document as Instrument Number** X **, Register's Office for Davidson County, Tennessee.**
20060523-0060542
Unimproved ( )
This is improved ( X) property known as 392 Melpar Drive, 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. 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 22nd day of May, 2006

RANDALL V. OWEN

HELEN FAYE OWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named RANDALL V. OWEN and HELEN FAYE OWEN, being all of the heirs at law of SARAH S. OWEN, deceased, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2006

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.