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County Title
B5X498

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/19/07 10:46 2 pgs
Fees:13.00 Taxes:92.50

20071219-0145537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2007.

Notary Public
My commission expires: 7-24-2010

03-0712-35122

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Charles Beverly<br>580 Judd Drive<br>Nashville TN 37218 | NEW OWNER | 69-04-0-003 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Monica Edwards, Conservator for Jean E. Clinard, by order of the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 06P-204, entered January 30, 2007, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Beverly and wife, Jacqueline Beverly, hereinafter called the Grantees, their successors 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. 22 of Block DD, on the Map of Fairview Subdivision of record in Book 1130, Page 54, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roscoe M. Clinard and wife, Jean E. Clinard by deed from J. T. Buchanan, Jr. and wife, Nell Buchanan, dated 6-28-77, recorded 7-7-77 of record in Book 5168, Page 98, Register's Office for Davidson County, Tennessee. Roscoe M. Clinard and Jean E. Clinard were divorced by Final Decree of the Circuit Court for Williamson County, Tennessee Docket No. 80236. Roscoe M. Clinard conveyed his interest in subject property to Jean E. Clinard by quitclaim deed dated 7-31-91, recorded 8-9-91, of record in Book 8417, Page 412, said Register's Office. Jean E. Clinard conveyed subject property to Willie Sam Clinard, a single man, by quitclaim deed dated 11-7-06, recorded 1-16-07 of record in Instrument No. 20070116-0006459, said Register's Office. Willie Sam Clinard, a single individual, conveyed subject property to Jean E. Clinard by quitclaim deed dated 4-10-07, recorded 4-13-07 of record in Instrument No. 20070413-0044500, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3804 Fairview Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of December, 2007.

Monica Edwards, Conservator

Monica Edwards, Conservator for Jean E. Clinard
by order of the Seventh Circuit Court for
Davidson County, Probate Division, Docket
No. 06P-204, entered 1/30/07,
2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monica Edwards, Conservator for Jean E. Clinard, by order of the Seventh Circuit Court for Davidson County, Probate Division, Docket No. 06P-204, entered 1/30, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator for Jean E. Clinard, and that she is authorized to execute this instrument on behalf of Jean E. Clinard and in the capacity thereof.

Witness my hand in Nashville, TN, this 18th day of December, 2007.

Karen Colbert
State of Tennessee at Large

My Commission expires 7/24/2010