Davidson County DEEDWARR
Recvd: 04/09/08 12:39 2 pgs
Fees:13.00 Taxes:214.60

20080409-0035887

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080300211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$58,000.00

Pamela G. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
7TH day of APRIL, 2008

Notary Public

MY COMMISSION EXPIRES:

GAIL B. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAMELA G. HILL **2211 NOLENSVILLE ROAD** **NASHVILLE, TN 37211**	**SAME**	**147-16-78**

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, WE,

DONALD R. CLEMONS, A Married Person, as to his 50% undivided interest

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

PAMELA G. HILL, A Married Person

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 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 by Warranty Deed from Randall V. Owen and Helen Faye Owen, being all of the Heirs at Law of Sarah S. Owen, deceased, dated 05/22/06 and recorded 05/23/06 in Instrument No. 20060523-0060543, Register's Office for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor(s) dependent(s).

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

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 hands this 7TH day of APRIL, 2008.

Donald R. Clemons

DONALD R. CLEMONS

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 DONALD R. CLEMONS, a Married Person, as to his 50% undivided interest the bargainor(s) with whom I am personally 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 at Nashville, Tennessee, this 7th day of APRIL, 2008.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2008.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____

_____
Notary Public