Davidson County DEEDWARR
Recvd: 08/01/08 09:02 2 pg
Fees:13.00 Taxes:288.60
20080801-0078734

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry Calonge, et ux 1815 Long Hollow Pike Goodlettsville, TN 37072	Same as New Owner	Map 19-13 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RONNIE CLINARD, married, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto TERRY CALONGE and wife, SHERI J. CALONGE, hereinafter referred to as 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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 27 and the northeasterly part of Lot No. 28 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING at a point on the southerly margin of Lindbergh Avenue at the northeast corner of a part of said Lot No. 28 conveyed to William Leroy Brinkley, by A. A. McDaniel by deed of record in Book 2970, page 396, said Register's Office; thence with the eastern boundary line of said Brinkley property southerly 134 feet to Brinkley's southeast corner; thence with said margin northerly 122 feet to th southwest corner of said Church Street and Lindbergh Avenue; thence with the southerly margin of said Avenue, westerly 60 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Ronnie Clinard by deed from Mary C. McWhirter and Carl McWhirter, wife and husband, of record in Instrument No. 20060323-0033437, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 119 Lindberg Avenue, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

RONNIE CLINARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE CLINARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE