Davidson County DEEDWARR
Recvd: 03/10/09 09:03 3 pgs
Fees:18.00 Taxes:355.20
20090310-0021368

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Leon Buggs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2009

Randy K. Mapp
NOTARY PUBLIC

My Commission expires:

RANDY K. MAPP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LEON BUGGS and CAROLYN BUGGS	SAME	Map:058-00-0-069.00 Parcel:
(NAME) 209 MacFie Drive	(NAME)	Map: Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09010159

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JEAN E. CLINARD AND SUSAN HUNTER-LEE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LEON BUGGS and wife, CAROLYN BUGGS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND located in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee; being part of Lot No. 3 of the map of the J.W. Drake Lands, as of record in Plat Book 974, page 34, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 9, 1947, as follows:

BEGINNING in the center of Drakes Branch Road at the corner of Lot Nos. 2 and 3; thence with the center of said Road, North 15 degrees 17 minutes west 258.5 feet; thence north 42 degrees 39 minutes west 128 feet to the southeast corner of the property conveyed to Pauline W. Bryant by deed from Robert H. Cherry and wife, of record in Book 1488, page 281, said Register's Office, thence with a fence and Bryant's southerly line, south 79 degrees 49 minutes west 219.3 feet to Bryant's easterly line; thence with said line and a fence, south 1 degree 53 minutes west 287 feet to the line between Lot Nos. 2 and 3; thence with the line between said two lots and a fence, south 87 degrees 19 minutes east 380.6 feet to the beginning, containing 2.3 acres more or less.

Being the same property conveyed to Roscoe M. Clinard and wife, Jean E. Clinard, by deed from William O. Compton and wife, Sudie Lively Compton, of record in Book 4132, page 905, dated May 17, 1967, said Register's Office. Being further conveyed to Roscoe M. Clinard, by Quitclaim Deed from Jean E. Clinard, of record in Book 8410, page 359, dated July 29, 1991, said Register's Office. Being further conveyed to Roscoe M. Clinard, Jean E. Clinard and Susan Hunter-Lee, by Quitclaim Deed from Roscoe M. Clinard, of record as Instrument No. 20040708-0081060, dated July 2, 2004, said Register's Office. Being further conveyed Willie Sam Clinard, a single man, by Quitclaim Deed from Jean E. Clinard, a widow, of record as Instrument No. 20070116-0006460, dated November 7, 2006, said Register's Office. The said Roscoe M. Clinard having since died. Being further conveyed to Jean E. Clinard, by Quitclaim Deed from Willie Sam Clinard, a single individual, of record as Instrument No. 20070413-0044499, dated April 10, 2007, said Register's Office. Greater Nashville Regional Counsel, Public Guardianship Program for the Elderly was granted power to convey by order in Case No. 06P-2041, Probate Clerk's Office for Davidson County, Tennessee.

THIS IS NOT THE RESIDENCE OF THE GRANTORS.

This is improved property known as 4747 DRAKES BRANCH ROAD, Nashville, Tennessee 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 and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 ____ day of _____, 2009.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator of Jean E. Clinard

_____
By: Kim Hale
Its: District Public Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the District Public Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute the instrument on behalf of the maker.

Witness my hand and official seal at the office this 3 day of March, 2009.

_____
Notary Public

Susan Hunter-Lee
Susan Hunter-Lee

ALABAMA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
MADISON

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within named Susan Hunter-Lee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 3 day of March, 2009.

_____
Notary Public

My commission expires: My Commission Expires 02/11/2013

NOTARY PUBLIC ALABAMA STATE AT LARGE

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 6th day of March, 2009

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator for Jean E. Clinard

Kim Hale

By: Kim Hale
Its: District Public Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the District Public Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute the instrument of behalf of the maker.

Witness my hand and official seal at the office this 6th day of March, 2009.

Allison Barnwell

Notary Public

My Commission expires: Jan 9, 2012

ALLISON BARNWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012