BILL GARRETT, Davidson County
Trans:T20090056904 DEEDWARR
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Fees:13.00 Taxes:194.25

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THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
RONNIE CLINARD 112 MYERS STREET GOODLETTSVILLE, TN 37072	~~SAME~~ Ronnie Clinard 12311 Monthaven Park Place Hendersonville, TN 37075	01913003500

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, TIMOTHY M GARRETT, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto RONNIE CLINARD, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE TOWN OF GOODLETTSVILLE, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF MYERS AVENUE, WHICH POINT IS THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO L.R. HUFFINE AND WIFE, BY DEED OF RECORD IN BOOK 1151, PAGE 635, RUNNING THENCE ALONG THE NORTH MARGIN OF MYERS AVENUE, IN A WESTERLY DIRECTION, 100 FEET TO A POINT IN THE NORTH MARGIN OF MYERS AVENUE; THENCE NORTH 131 FEET, MORE OR LESS, TO A POINT IN THE SOUTH MARGIN OF A 10 FOOT ALLEY, WHICH POINT IS 95 FEET WEST OF THE NORTHWEST CORNER OF THE HUFFINE TRACT ABOVE REFERRED TO; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH MARGIN OF SAID ALLEY; 95 FEET TO THE WEST MARGIN OF THE ABOVE DESCRIBED HUFFINE PROPERTY; THENCE SOUTH 131 FEET, MORE OR LESS, ALONG THE WEST MARGIN OF THE L.R. HUFFINE PROPERTY TO THE NORTH MARGIN OF MYERS AVENUE, THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO TIMOTHY M GARRETT FROM COLE & GARRETT FUNERAL HOMES, INC BY QUITCLAIM DEED DATED 9/12/1995, AND RECORDED 9/13/1995 IN BOOK 9793, PAGE 654, SAID REGISTER'S OFFICE.

This is improved property known as: 112 MYERS STREET, GOODLETTSVILLE, TENNESSEE 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to

warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 17th day of AUGUST, 2009.

TIMOTHY M GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy M Garrett, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 17th day of AUGUST, 2009.

NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me this 17th day of AUGUST, 2009.

NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY