(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2010.

Notary Public
My commission expires: OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES

07-1002-84162

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Vines 5146 Edmondson Pike Nashville TN 37211	New Owner	147-14-0-024.00

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, **Leslie Clinard now Abernathy, married and Mark Clinard and wife, Margie Clinard, as tenants in common with right of survivorship**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Vines, unmarried**, 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. 125, on the Plan of Candlestick Farms (erroneously referenced in prior deed as 'Canulestic Farms'), Section One, of record in Book 3300, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Clinard and Mark Clinard and wife, Margie Clinard by deed from The Estate of Sarah E. Turl, dated July 8, 2005, recorded August 4, 2005, of record in Instrument No. 20050804-0091971, Register's Office for Davidson County, Tennessee. Sarah Evelyn Turl and S. Evelyn Turl. are one and the same person.

Andrew Abernathy spouse of the Grantor, joins in the execution of this document for the purposes of conveying his marital interests if any, in the subject property.

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 5146 Edmondson Pike, 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, 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.

BILL GARRETT, Davidson County
Trans:T20100019234 DEEDWARR
Recvd: 04/01/10 16:15 2 pgs
Fees:13.00 Taxes:551.30
20100401-0024685

WITNESS my hand this 25th day of March, 2010.

Leslie Clinard now Abernathy

Andrew Abernathy

Margie Clinard

Mark Clinard by Margie Clinard as his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leslie Clinard now Abernathy and Andrew Abernathy and Margie Clinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 25th day of March, 2010.

Deborah K. Devine
State of Tennessee at Large

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 11/07/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Margie Clinard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mark Clinard and that she is authorized by Mark Clinard to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 25th day of March, 2010

Deborah K. Devine
Notary Public at Large

My commission expires:11/07/12

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY