BILL GARRETT, Davidson County
Trans:T20100056846 DEEDWARR
Recvd: 09/10/10 10:48 2 pgs
Fees:13.00 Taxes:29.60
20100910-0072050

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Scruggs and wife, Mary J. Scruggs	Mark C. Scruggs and Mary J. Scruggs	01400005800
	(NAME)	
3527 BINKLEY ROAD (ADDRESS)	SAME (ADDRESS)	
JOELTON, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marjorie Rollins Clinard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark C. Scruggs and wife, Mary J. Scruggs, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT A HIGHWAY MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY BINKLEY ROAD, AND BEING THE NORTHEAST CORNER OF LOT #1 ON THE PLAT OF RESUBDIVISION OF LOT #1 C.H. FORD SUBDIVISION, AS OF RECORD IN INSTRUMENT BOOK # 20060726-0090016 R.O.D.C., TN., AND BEING THE NORTHWEST CORNER OF THIS TRACT, THENCE: WITH A CURVE HAVING A DELTA OF 14-08-51, A RADIUS OF 1392.70' A LENGTH OF 343.89' A TANGENT OF 172.82' A CHORD DISTANCE OF 343.01' AND A CHORD BEARING OF S 79-11-47 E, TO A EXISTING HIGHWAY MONUMENT, THENCE: N 17-52-39 E, 15.00' TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY BINKLEY ROAD, THENCE: WITH SAID RIGHT-OF-WAY, S 72-07-21 E, 254,10' TO A POINT IN THE CENTER OF A DRAIN, THENCE: S 17-52-39 W, 3.49' TO AN EXISTING IRON PIN, THENCE: WITH A FENCE, N 83-51-00 W, 157.25' TO AN IRON PIN FOUND BY A POST, THENCE: N 83-30-15 W, 436.97' TO AN IRON PIN, THENCE: N 07-11-30 E, 65.57' TO THE POINT OF BEGINNING CONTAINING 0.64 ACRES MORE OR LESS AS PER A SURVEY BY C&K SURVEYORS, DATED 9/4/2010.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES M. CLINARD AND WIFE, MARJORIE ROLLINS CLINARD BY DEED FROM C.E. LEWIS AND WIFE, OPHELIA M. LEWIS OF RECORD IN BOOK 2705, PAGE 281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES M. CLINARD HAVING SINCE DIED.

STEPHEN WADE CLINARD EXECUTES THIS INSTRUMENT AS CONSERVATOR ON BEHALF OF MARJORIE NEAL CLINARD PURSUANT TO ORDER APPOINTING CONSERVATOR IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION DOCKET NO. 01 P 273.

MARJORIE NEAL CLINARD AND MARJORIE ROLLINS CLINARD BEING ONE AND THE SAME PERSON.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 0 Binkley Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 7th day of September, 2010.

BY: _____
Stephen Wade Clinard, Conservator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Wade Clinard, Conservator, the herein bargainor(s), 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 and official seal, this the 7th day of September 2010.

_____
Notary Public

My Commission Expires: 11-7-11

(SEAL)



RETURN TO:
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Goodlettsville, TN 37072