BILL GARRETT, Davidson County
Trans:T20110002932 DEEDWARR
Recvd: 01/14/11 11:25 3 pgs
Fees:18.00 Taxes:555.00
20110114-0004019

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
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.
Roy F. Clendenin, et.ux. 870 Dry Creel Road Goodlettsville, TN 37072	Same as New Owner	Map 18-12 Parcels 82 & 83

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, WILLIAM R. WILSON, a married man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ROY F. CLENDENIN, and wife CAROLYN FAYE CLENDENIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two Tracts or parcels of land in the tenth civil district of Davidson County, Tennessee, being Lots 3 and 4 on the Plan of Jackson Park Subdivision, of record in Book 6900 Page 430 in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 3: Beginning at an iron pin set on the east right-of- way line of Dickerson Pike, southwardly along the right-of-way line, 629.29 feet from its intersection with the southwesterly right of way line of CSX Railroad, said right-of-way pin being the southwest corner of the herein described tract; thence, northwardly with the east right-of-way line of Dickerson Pike and a curve to the right having a radius of 2,045.00 feet, a distance of 110.00 feet to an iron pin set, said curve having a chord bearing and distance of N 11 deg. 02' 25" W 109.99 feet; thence, with a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320 Page 400 and Deed Book 2273, Page 595 Register's Office for Davidson County, Tennessee; thence, N 75 deg. 54' 57" E 266.02 feet to an iron pin set; thence, S 7 deg. 08' 06" E 90 feet to an iron pin set; thence, S 75 deg. 54' 57" 260.18 feet to the point of beginning and containing 26,302 square feet or 0.604 acres more or less.

Being the same property conveyed to Roy F. Clendenin and William R. Wilson by deed from Tommy Huddleston and wife Peggy Huddleston by deed of record in Book 10457 Page 785 Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 651 N. Dickerson Pk., Goodlettsville, TN. 37072.

Lot No. 4: Beginning at an iron pin set on the east right-of-way of Dickerson Pike southwardly along the right-of-way line 519.29 feet from its intersection with the southwesterly right-of-way line of CSX Railroad, said iron pin being the southwest corner of the herein described tract; thence, northwardly with

the right-of-way line of Dickerson Pike and a curve to the right having a radius of 2,045.00 feet, a distance of 102.27 feet to an iron pin set, said curve having a chord bearing and distance of N 8 deg. 04' 00" W 102.26 feet; thence, with a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320 Page 400 and Deed Book 2273 Page 595 Register's Office for Davidson County, Tennessee; thence, N 85 deg. 06' 48" E 267.73 feet to an iron pin set; thence, S 7 deg. 08' 06" E 80 feet to an iron pin set; thence, S 80 deg. 20' 03" W 266.02 feet to the point of beginning.

Being the same property conveyed to Roy F. Clendenin and William R. Wilson by deed from Tommy Huddleston and wife Peggy Huddleston of record in Book 9741 Page 477 Register's Office for Davidson County, Tennessee.

The mailing address of the said property is 655 N. Main St., Goodlettsville, TN 37072.

The said properties were partnership properties owned by Roy F. Clendenin and William R. Wilson as equal partners. Neither party made his residence on either of the said tracts. And, by this deed, William R. Wilson is conveying his one-half undivided interest, or partnership interest, to Roy F. Clendenin and wife Carolyn Faye Clendenin to be theirs absolutely.

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, the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2011, which are a lien, but not yet due and payable, which will be paid, in full, by the GRANTEE, when due.

And, the GRANTOR, further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

"GRANTORS"

WILLIAM R. WILSON

"GRANTEES"

ROY F. CLENDENIN

CAROLYN FAYE CLENDENIN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. WILSON and ROY F. CLENDENIN and wife CAROLYN FAYE CLENDENIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10 day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me, this the 10 day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY