BILL GARRETT, Davidson County
Trans:T20110003233 DEEDWARR
Recvd: 01/18/11 10:15 2 pgs
Fees:13.00 Taxes:138.75

20110118-0004464

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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
Jerry Lindsey, unmarried	SAME (NAME)	06916007000
1608 Elizabeth Rd (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (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 N. Clinard, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Lindsey, unmarried, 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:

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 IN THE MAP OF J. J. HOZAPFEL'S SUBDIVISION, BORDEAUX, TENNESSEE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYOR'S, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF ELIZABETH STREET, 237 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RUSSELL DEVAL BURRIS BY DEED FROM J. J. HOLZAPFEL AND WIFE, OF RECORD IN BOOK 1558, PAGE 217, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 14 AND 15; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 156.15 FEET TO THE NORTHERLY MARGIN OF ASHTON AVENUE; THENCE WITH THE SAID AVENUE, EASTWARDLY 99 FEET TO THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 156.15 FEET TO THE SOUTHERLY MARGIN OF ELIZABETH STREET; THENCE WITH SAID STREET, WESTWARDLY 99 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. CLINARD AND WIFE, MARJORIE N. CLINARD BY INSTALLMENT DEED FROM JAMES C. PICKETT AND WIFE, LOIS T. PICKETT RECORDED 03/22/51 IN BOOK 1945, PAGE 284, 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 N. CLINARD BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1608 Elizabeth Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 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 14th day of January, 2011.

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). to be the the person who executed the foregoing instrument as Conservator on behalf of Majorie Rollins Clinard and who acknowledged that he executed the same as the free act and deed of the said Marjorie Rollins Clinard.

Witness my hand and official seal, this the 14th day of January, 2011.

_____
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072