BILL GARRETT, Davidson County
Trans:T20110025609 DEEDWARR
Recvd: 05/02/11 10:45 2 pgs
Fees:13.00 Taxes:259.00

20110502-0033260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Michael Gene Wilson, Jr. and wife, Marie Elaina Wilson	SAME	01400013200
	(NAME)	
84 Braddock Street		
(ADDRESS)	(ADDRESS)	
Crossville, TN 38571		
(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, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Gene Wilson, Jr. and wife, Marie Elaina Wilson, 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 DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF LOT #1 ON THE PLAN OF CLINARD SUBDIVISION, AS OF RECORD IN PLAT BOOK 5190 PAGE 649 R.O.D.C., TN., AND BEING THE SOUTHWEST CORNER OF THIS TRACT, THENCE: WITH THE EASTERLY LINE OF LOT #1, N 02-53-05 E, 183.13' TO AN IRON PIN FOUND, THENCE: N 79-53-00 W, 207.73' TO AN IRON PIN FOUND, (ON THE NORTH SIDE OF A DRAINAGE DITCH)THENCE: N 08-04-44 E, 483.84' TO A 36" OAK TREE AT A FENCE CORNER, THENCE: WITH AN OLD FENCE, S 80-41-03 E, 1127.84' TO A "T" POST AT A FENCE CORNER, THENCE: WITH A FENCE, S 57-26-53 W, 320.47' TO AN IRON PIN AT A FENCE CORNER, THENCE: WITH THE LINE OF CLINARD AS OF RECORD IN DEED BOOK 9527 PAGE 389 R.O.D.C., TN., N 79-57-52 W, 351.52' TO AN IRON PIN FOUND, THENCE: S 08-01-42 W, 464.37' TO AN IRON PIN FOUND (SET BY RAY COLE NOV. 4,1994), BEING 50' FROM THE CENTERLINE OF STAGNER ROAD, THENCE: WITH THE NORTHERN RIGHT-OF-WAY STAGNER ROAD, N 79-44-13 W, 309.16' TO THE POINT OF BEGINNING CONTAINING 9.6 ACRES MORE OR LESS.

BEING PART OF THE 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 PURUSANT 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 PERSO

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 (X)
This is improved ( ) property, known as 0 Stagner Road, Joelton, TN 37080
(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 28th day of April, 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 28th day of April, 2011.

_____
Notary Public

My Commission Expires: 11-7-11

(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