BK 2692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand Seven Hundred Fifty and 00/100 Dollars ($19,750.00), cash in hand paid by TREMARCO CORPORATION, a corporation, the receipt and sufficiency of which is hereby acknowledged, we, FRANK R. TINNON and wife, SARAH WADE TINNON, have bargained and sold and by these presents do hereby transfer and convey unto the said TREMARCO CORPORATION the following described real estate in Davidson County, Tennessee, to-wit:



A tract of land in the 10th Civil District of Davidson County, Tennessee, Town of Goodlettsville, and more particularly described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated May 15, 1957, as follows:

Beginning at a point on the westerly margin of Dickerson Pike (U. S. Highway #31-W, #41 and Tennessee #11) at the southeast corner of the Star Theatre property, said point being 107 feet southerly from the southerly margin of Cedar Street; thence with the westerly margin of said Pike, south 6° 09' east 142 feet; thence south 85° 59' west 207 feet; thence north 6° 09' west 142 feet to the northeast corner of the property conveyed to William Elmer Page and wife, by deed of record in Book 2284, Page 16, Register's Office for said County; thence north 85° 59' east 207 feet, more or less, to the beginning.

Being a part of the same property of which a one-half undivided interest was conveyed to Frank R. Tinnon and wife, Sarah Wade Tinnon, by deed from John A. Ford and wife, dated February 16, 1956, filed March 26, 1956, and recorded in Book 2497, page 463 and the other one-half undivided interest in said property was conveyed to Sarah Wade Tinnon by deed from W. A. Myers, Jr. and wife, dated April 2, 1956, filed April 16, 1956, and recorded in Book 2535, Page 199, Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of real estate with the appurtenances, estate, title and interest thereto belonging unto the said Tremarco Corporation, a corporation, its successors and assigns, forever.

And we do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is encumbered only by the lien of State and County taxes for the year 1957, which have been prorated and the payment of which has been expressly assumed by the Grantee.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to

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