This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE SOUTH
NASHVILLE, TENN. 37201

BOOK 4221 PAGE 755

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Sara Wade Tinnon (NAME)	Same (NAME)	Map. 25-16
301 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 50
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of ——— $30,000.00———

———Thirty Thousand & No/100——— *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, we

WALLACE CARPENTER AND WIFE VERA L. CARPENTER

have bargained and sold, and by these presents do transfer and convey unto

the said SARA WADE TINNON

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 68 in a plan of Goodlettsville Heights, Section Two, as of record in Book 1424, pages 120 and 121, Register's Office for said County, and 0.918 acres, (more or less) adjoining on the east, described together as follows:

Begins with the northwest corner of Lot No. 68 and running easterly with the line between Lot No. 68 and Lot No. 67, 350 feet to the corner of 68, 67 and 66; thence South 84 deg. 2' east with the southerly line of Lots 66 and 65, 166 feet to an iron pin; thence south 5 deg. west 241.4 feet to an iron pin in the northerly margin of the road to the Swimming Pool; thence with the northerly margin of a 50 foot road with a radius of 402.2 feet westerly 23.1 feet; thence with the said margin North 60 deg. 10' west 239.5 feet to a monument; being the southeast corner of Lot No. 68, and continuing with said road, 330 feet to the beginning of a curve to the right; thence with a 20 foot radius 31.42 feet to the easterly margin of Moss Trail; thence with said road, northerly 136 feet to the beginning.

Being the same property conveyed to Wallace Carpenter and wife, Vera L. Carpenter, by deed from W. C. Moncrief, Jr., and wife, Jacquelyn Moncrief, of record in Book 3247, page 559, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded therefrom, is the following described property:

A tract of land in Davidson County, Tennessee, City of Goodlettsville, being a portion of 0.918 acre tract adjoining Lot No. 68 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, pages 120 and 121, and being more particularly described according to a survey by Wm. C. Parrish, Engineer, February 3, 1964, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 19 68

Notary Public

My commission expires: July 31, 1968
(Affix Seal)

Beginning at a point on the northerly margin of Swimming Pool Road, also known as Pleasant Green Drive, the same being a point north 60 deg. 10' west 25.0 feet from J. M. Moore property; thence following the margin of Pleasant Green Drive or Swimming Pool Road in an easterly direction 1.9 feet and 23.1 feet to an iron pin, the corner to present James M. Moore property; thence with a line between this tract of land and land conveyed to James M. Moore, as of record, north 5 deg. 00' east 241.4 feet to an iron pin; thence south 11 deg. west 233 feet to the point of beginning.

Being the same property conveyed to James M. Moore and wife, Dianne J. Moore, by deed from Wallace Carpenter and wife, Vera L. Carpenter, of record in Book 3947, page 723, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 301 Moss Trail, Goodlettsville, Tenn. 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sara Wade Tinnon *her heirs and assigns, forever.*

And we *do covenant with the said* Sara Wade Tinnon *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.*

And we, Wallace Carpenter and wife Vera L. Carpenter *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sara Wade Tinnon *her heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 23rd *day of* March, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wallace Carpenter
Wallace Carpenter

Vera L. Carpenter
Vera L. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace Carpenter and wife Vera L. Carpenter

the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of March, 19 68.

Matt N Thomson, Notary Public

Commission Expires July 31, 1968

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

MAIL- THOMSON REALTY CO.
Goodlettsville, Tenn.

$30,000.00

WARRANTY DEED

FROM

WALLACE CARPENTER, ET UX

TO

SARA WADE TINNON

10271

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 25 10 13 AM '68

NOTED: BOOK 118 PAGE 469

RECORDING FEE $ 6.00

DEP. REG. R

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 28.00

PROBATE .50

TOTAL $ 28.50

MAR 25 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.