(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

BOOK 4295 PAGE 46

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Forrester	(same)	GO-12254
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10. 00) *DOLLARS*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, SAM TINNIN AND WIFE, GLENDA FAYE TINNIN, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ JOE W. FORRESTER AND WIFE, BERTHA M. FORRESTER, herein called the grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Connell Estates, Section 3, at Goodlettsville, as of record in Book 3600, page 31, Register's Office for said County.

Said Lot No. 69 fronts 135 feet on the easterly side of Utley Drive, and extends back 291.5 feet on the northerly line and 274.8 feet on the southerly line, to a line in the rear on which it measures 135.50 feet.

Being the same property conveyed to Sam Tinnin and wife, Glenda Faye Tinnin, by deed from Goodlettsville Development Company, Inc., of record in Book 4262, page 621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, setback line and easements as shown of record.

unimproved ( )
This is improved (X) property, known as (House Number) Utley Drive (Street) Goodlettsville, Tennessee 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 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.*, except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 17th *day of* December, *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.*

Sam Tinnin
(Sam Tinnin)

Glenda Faye Tinnin
(Glenda Faye Tinnin)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Sam Tinnin and wife, Glenda Faye Tinnin,

the within named 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 Nashville, Tennessee, *this* 17 *day of* December, *19* 68.

Lois M. Houston, *Notary Public*

Commission expires January 18, 1972

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*.....

Commission expires .....

DEC 18 68 CONV 21,500.00 *Notary Public*
DEC 18 68 S'TAX B* 55.90
DEC 18 68 PR'FEE B* .50
DEC 18 68 W'DEED B* 3.00 * 59.40

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $21,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

x Sam Tinnin
Affiant

Subscribed and sworn to before me this the 17 day of Dec 1968

Lois M. Houston
Notary Public

Commission Expires: Jan 18, 1972

WARRANTY DEED

FROM

SAM TINNIN ET UX

TO

JOE W. FORRESTER ET UX

A 24393

IDENTIF. REFERENCE

DEC 18 9 12 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee