Address New Owners and Send Tax Notices to:
Mr. & Mrs. Frank R. Tinnon
301 Moss Trail - Goodlettsville, Tenn. 37072

BOOK 1307 PAGE 117

Tax Parcel No. 8
Map No. 54 - 2

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of -----$25,000.00-----
-----Twenty Five Thousand and No/100----- DOLLARS ($ 25,000.00),
Of which $14,900.83 has been paid in cash, the receipt of which is hereby acknowledged, and in further consideration the Grantees assume and agree to pay the remaining unpaid balance of $10,099.17 of a note to Guaranty Mortgage Company of Nashville, as secured by a Deed of Trust of record in Book 2935, page 537, Register's Office for Davidson County, Tennessee.

Said Deed of Trust was assigned to Mutual Benefit Life Insurance Company by assignment dated June 17, 1959, recorded June 18, 1959, of record in Book 2937, page 619, said Register's Office, we

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

RAY ADAMS AND WIFE MARGARET V. ADAMS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
FRANK R. TINNON OR WIFE SARA WADE TINNON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Echo Meadows at Goodlettsville, Tennessee, a plat of which is of record in Book 2331, page 64, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Two Mile Pike, common corner of Lots No. 80 and 81; thence with the line between said two lots westerly 140 feet to a common corner of Lots Nos. 79, 80 and 81; thence with the line between Lots Nos. 79 and 80, northerly 149 feet to a point in the southerly margin of Blue Bird Drive; thence with said Drive easterly 175 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the westerly margin of Two Mile Pike; thence with said Pike southerly 145 feet to the point of beginning.

Being the same property conveyed to Ray Adams and wife, Margaret V. Adams, by deed from Floyd A. Fiddler and wife, Lillie Mae Fiddler, of record in Book 3796, page 783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictions and zoning regulations apparent and of record.

This is improved property known as 901 Two Mile Pike, Goodlettsville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for above mentioned note and for 1969 taxes which have been prorated and will be paid by the Grantee

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 31st day of January, 19 69

Ray Adams Ray Adams

Margaret V. Adams Margaret V. Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ray Adams and wife Margaret V. Adams

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, the 31st day of January, 19 69

Matt N. Thomas
Notary Public

My commission expires: July 25, 1972

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

$25,000

WARRANTY DEED

From
RAY ADAMS, ET UX

To
FRANK R. TINNON, ET UX

A 29056

IDENTIF. REFERENCE

FEB 3 11 19 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater for this transfer is $25,000.00

Ray Adams

Sworn to and subscribed before me this 31st. day of January

Matt N. Ahman
Notary Public

My commission expires 7-25-72

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

FEB-3	CONV	25,000.00			
FEB-3	S'TAX		A*	65.00	
FEB-3	PR'FEE		A*	.50	
FEB-3	W'DEED		A*	3.00	* 68.50