This instrument was prepared by Clyde P. Holland, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4312 PAGE 208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam P. Ellis, Jr. and Wife (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 18-7
403 Hitt Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 36
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100

($10.00) Dollars,

Cash in hand paid by Sam P. Ellis, Jr. and Wife Inez B. Ellis and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

Fran P. Tinnin and Wife Judi A. Tinnin

have this day bargained and sold, and do hereby transfer and convey unto the said Sam P. Ellis, Jr. and Wife Inez B. Ellis

their ~~xxxxx~~ (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Connell Estates, Section I, as of record in Book 2900, page 15, Register's Office for said County.

SAID lot No. 63 fronts 96 feet on the northerly side of Hitt Lane, said frontage being part of a curve having a radius of 530 feet, and extends back 189.1 feet on the westerly line and 149.6 feet on the easterly line to a dead line measuring 80 feet thereon.

BEING the same property conveyed to Fran P. Tinnin and Wife, Judi A. Tinnin by deed from Goodlettsville Development Company, Inc., of record in Book 4265, page 624, Register's Office for said County.

CONVEYANCE of this property is made subject to restrictions of record in Book 2927, page 581, Register's Office for Davidson County, Tennessee , and Plan of Record in Book 2900, page 15, RODC, which provides for ten-foot easement for public utility purposes, 50-foot building setback line from Hitt Lane, overhang easement, and conditions of Owners Certificate.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,900.00

Subscribed and sworn to before me, this the 21 day of February 19 69

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 403 (House Number) Hitt Drive (Street) Goodlettsville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Sam P. Ellis, Jr. and Wife Inez B. Ellis, their ~~xxxxxx~~ (successors), heirs and assigns forever. It does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for current taxes and as noted above.

It does further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to said real estate to said Sam P. Ellis, Jr. and Wife Inez B. Ellis

~~xxxxxx~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of February, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

By: Judi A. Tinnin
Judi A. Tinnin

By: Fran P. Tinnin
Fran P. Tinnin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Fran P. Tinnin and Wife Judi A. Tinnin

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

Witness my hand and official seal at Nashville, Tennessee
this 21st *day of* February, *19*69.

Notary Public

Commission expires 5-3-70

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 .....

WARRANTY DEED

FROM
FRAN P. TINNIN AND WIFE
JUDI A. TINNIN
TO
SAM P. ELLIS, JR., AND WIFE
INEZ B. ELLIS

A 31356

IDENTIF. REFERENCE

FEB 24 11 14 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB24'69	CONV	15,900.00			
FEB24'69	S'TAX		A*	41.34	
FEB24'69	PR'FEE		A*	.50	
FEB24'69	W'DEED		A*	3.00	* 44.84

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Third National Bank Building
Nashville, Tenn. 37219