NEW OWNERS: James W. King, William J. Fillmore & James R. McKinney, Trustee,
ADDRESS: 215 South Main Street Goodlettsville, Tenn. 37072 SEND TAX BILLS: F.H.F. Investors Co. ADDRESS: 215 S. Main St., Goodlettsville Tenn

WARRANTY DEED BOOK 4436 PAGE 118 MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.

Map. 25-8
Par. 52
PW

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank R. Tinnon

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn. 37201

Sworn to and subscribed before me this 31st day of July, 19 70

Sara Cuttrell NOTARY PUBLIC

My commission expires: 3/12/74

Frank R. Tinnon and wife, Sara Wade Tinnon,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. King, William J. Fillmore and James R. McKinney, Trustee, with absolute and complete power to bargain, sell & convey, or mortgage or encumber without the joinder of any beneficiary,
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 the 10th Civil District of Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, being Lot No. 6 on the plat showing J. W. Harris' Subdivision at Goodlettsville, Tennessee, as of record in Book 547, Page 46, Register's Office for said County, and being described in part according to a survey by Wayne S. Cooper, Sr., dated February 17, 1969, as follows:
BEGINNING at a point in the westerly margin of Dickerson Road, said point being the southeast corner of the G. L. Newbern Property; thence following the margin of said road south 15° 52' west 100.0 feet to a point; thence north 78° 00' west 282.0 feet to a point; thence north 8° 41' east 100.0 feet, more or less, to a point in the southwest corner of the G. L. Newbern Property; thence with Newbern's line south 78° 00' east 291.3 feet to the point of beginning.
BEING the same property conveyed to Frank R. Tinnon and wife, Sara Wade Tinnon, by deed from Sue M. Fryer, of record in Book 4204, Page 116, Register's Office for said County.

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.

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 July, 19 70

Frank R. Tinnon — Sara Wade Tinnon

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 Frank R. Tinnon and wife, Sara Wade Tinnon,

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 July, 19 70

Sara Cuttrell Notary Public

My commission expires: 3/12/74

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:

WARRANTY DEED

From Frank R. Tinnon, et ux

To James W. King, William J. Fillmore and James R. McKinney, Trustee

A 85740

IDENTIF. REFERENCE

AUG 4 11 15 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MADISON TITLE COMPANY
320 Gallatin Road
Madison, Tennessee 37115

AUG-4 70	CONV	35,000.00			
AUG-4 70	S'TAX		A*	91.00	
AUG-4 70	PB'FEE		A*	.50	
AUG-4 70	W'DEED		A*	3.00	* 94.50