BOOK 4561 PAGE 766

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Frank R. Tinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 71

Notary Public

MY COMMISSION EXPIRES: 3/15/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Bldg., Nashville, Tenn. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald J. Rabideau, unmarried (NAME)	SAME (NAME)	Map 69
525 Donald Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pc. 11
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pcl

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank R. Tinnon and wife, Sara W. Tinnon,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Rabideau, unmarried,

HEREINAFTER 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:

BEING Lot No. 5 and the south one/half (½) of Lot No. 6 on the Map of Section V, Clark Place as of record in Book 2331, Page 159, Register's Office for said County.

SAID Lot No. 5 and part of said Lot No. 6 adjoin and front together 157 feet on the west side of Donald Avenue, and run back between lines, 238.7 feet on the south line of Lot No. 5 and 236 feet on the north line of part of Lot No. 6 to a dead line in the rear on which it measures 205.06 feet.

BEING the same property conveyed Frank R. Tinnon and wife, Sara W. Tinnon, by deed from Ronnie L. Filson and wife, Jerry Moore Filson, of record in Book 4546, Page 758, Register's Office Davidson County, Tennessee.

This is { } unimproved { x } improved property, known as 525 Donald Street, Goodlettsville, Tenn. 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of December, 19 71

Frank R. Tinnon — Sara W. Tinnon

Frank R. Tinnon

Sara W. Tinnon

THIS INSTRUMENT PREPARED BY.

STATE OF TENNESSEE
Davidson County

BOOK 4561 PAGE 767

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Tinnon and wife, Sara W. 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 Nashville, Tennessee, this 14th day of December 19 71

Commission expires 3/12/74

Sara W. Tinnon
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Mail - Bank & Deed Trust

WARRANTY DEED

FROM
Frank R. Tinnon, et ux

TO
Donald J. Rabideau, unmarried

B 41643

IDENTIF. REFERENCE

DEC 16 10 29 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

DEC16 71	CONV	24,000.00				
DEC16 71	STAX		A*	62.40		
DEC16 71	PRTFEE		A*	.50		
DEC16 71	WDEED		A*	4.00	*	66.90