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This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Tinnin, et al (NAME)	Same (NAME)	20-13
Draper Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	162-
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	28-01

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS* and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

E. R. Phillips, and Gladys Phillips *have bargained and sold, and by these presents do transfer and convey unto the said* Sam Tinnin and N. C. Berger, d/b/a Tinnin and Berger Construction Co., a partnership, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 30, 31 and 32 on the Plan of Mansker Meadow, Section II a plan of which is of record in Book 2663, pages 15 and 16, Register's Office for said County.
Said Lot No. 30, as shown on said plan, fronts 125 feet on the easterly side of Mansker Drive and extends back 660 feet more or less on the north line and 680 feet more or less on the south line to the center line of Mansker Creek on which it measures 128 feet more or less.

Lot No. 31, as shown on said plan, fronts 125 feet on the easterly side of Mansker Drive and extends back 680 feet more or less on the north line and 675 feet more or less on the south line to the center line of Mansker Creek on which it measures 125 feet more or less.

Lot No. 32, as shown on said plan, fronts 120.36 feet on the easterly side of Mansker Drive and extends back 675 feet more or less on the north line and 728 feet more or less on the south line to the center line of Mansker Creek on which it measures 200 feet more or less.

Being a part of the same property conveyed to E. R. Phillips and Charles Phillips by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, Register's Office for Davidson County, Tennessee, the said Charles Phillips having since died and his one-half undivided interest was conveyed to Gladys Phillips, by deed from Mary Phillips Thompson, his only heir-at-law, which deed is of record in Book 2635,

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 15 day of March 1973

X Gladys Phillips
Affiant

My commission expires: April 27, 1976 (Affix Seal)

Notary Public

THIS IN
GA
916 J. C.

page 83, said Register's Office.
This property is hereby conveyed subject to the restrictions of record which appear in Book 2646, page 315, said Register's Office.

Taxes for the year 1973 have been pro rated by the parties as of the date of this deed and will therefore be paid by the Grantees herein.

unimproved (X)
This is improved ( ) property, known as ..... Mansker Drive ..... Goodlettsville
(House Number) (Street) 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 Sam Tinnin and N. C. Berger, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Sam Tinnin and N. C. Berger ..... *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.*

And we, E. R. Phillips and Gladys Phillips ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sam Tinnin and N. C. Berger, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 19th *day of* March, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. R. Phillips

GLADYS PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Neille Taylor, a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

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 19th day of March, 19 73.

Neille Taylor, Notary Public.

Commission Expires November 28, 1973

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

E. R. PHILLIPS, ET AL

TO

SAM TINNIN, ET AL

C 0 0 1 5 7

IDENTIF. REFERENCE

MAR 29 9 12 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 29 73	CONV	24,000.00		
MAR 29 73	S'TAX		A* 62.40	
MAR 29 73	PR'FEE		A* .50	
MAR 29 73	W'DEED		A* 8.00	* 70.90

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201