Buyer + Sat Bills
allen Wayne Tinnon stay
mail P.O. Box 351
Goodlettsville, Tenn

BOOK 4695 PAGE 109

19-13
2pw

This instrument prepared by
R. C. RAY, ATTORNEY-AT-LAW
GALLATIN, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Thousand Dollars ($6,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, GLORIA WATTS, DONNA MEDLEY, PAMELA BRINLEY, & ALLEN WAYNE TINNON, individually, and as the trustee and executor under the last Will and Testament of Lela (Sage) Tinnon, deceased, owners under the Last Will and Testament of Lela (Sage) Tinnon, deceased, have this day bargained and sold and by these presents do hereby transfer and convey unto ALLEN WAYNE TINNON AND WIFE, JANICE ELAINE TINNON, as tenants by the entirety, their heirs and assigns, the following described Lot or parcel of land located in Goodlettsville, Davidson County, Tennessee:

AND BEING the northwesterly part of Lot No. 28 on the map of James M. Phipps Addition to Goodlettsville, Tennessee of record in Book 547, page 151, in the Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Lindbergh Avenue and runs back between lines 134 feet on the east line and 114 feet on the west line along the east margin of Bass Avenue to a dead line in the rear on which it measures 56 feet.

And being the same lot or parcel of land conveyed to Lela Tinnon by Maurice Fentress and wife, Ellen C. Fentress by deed dated August 4, 1969 and recorded in Deed Book #4355, Page 714, Register's Office, Davidson County, Tennessee.

Lela (Sage) Tinnon's will is of record in Will Book Number 19, Page 127, County Court Clerk's Office, Sumner County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging unto the said grantees, their heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said grantees, their heirs and assigns, that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same and that the same is free and unencumbered, except the 1973 taxes, which taxes, the grantors herein assume and agree to pay.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives to warrant and forever defend the title thereto against the lwaful claims and demands of all persons whomsoever.

THIS CONVEYANCE being necessary to obtain the money to pay on the hospital and doctors' bills of Lela (Sage) tinnon, deceased.

POSSESSION upon delivery of deed.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $6,000.00 Affiant Allen Wayne Tinnon

Subscribed and sworn to before me this 4th day of April 1973

Deputy Register [illegible]

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 4th day of April, 1973.

Gloria Watts
Gloria Watts

Donna Medley
Donna Medley

Pamela Brinley
Pamela Brinley

Allen Wayne Tinnon
Allen Wayne Tinnon, Individually

Allen Wayne Tinnon Exe of Est. of Lela Sage Tinnon
Allen Wayne Tinnon, Executor of
the estate of Lela (Sage) Tinnon

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said State and County, the within named GLORIA WATTS, DONNA MEDLEY, PAMELA BRINLEY AND ALLEN WAYNE TINNON, the bargainors with whom I am personally acquainted and who acknowledged that they executed the within deed for the purposes therein contained.

AND PERSONALLY appeared before me, the undersigned, a Notary Public in and for the said State and County, ALLEN WAYNE TINNON, with whom I am personally acquainted, and who upon oath acknowledged himslef to be the Executor of the Estate of Lela (Sage) Tinnon, deceased, and that he as such executor being fully authorized so to do acknowledged that he executed the within instrument for the purposes there in contained.

WITNESS MY HAND and official at Gallatin, Tenn Tennessee, this the 4th of April, 1973.

R. C. Ray
NOTARY PUBLIC

My Commission expires: 4-20-1974

...tor or Value ...property transferred, which amount is 6,000.00 ... equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Allen Wayne Tinnon
Subscribed and sworn to before me this 4th day of April 1973

APR-4 2 18 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

APR-4	CONV	*6,000.00		
APR-4	S'TAX		A* 15.60	
APR-4	PR'FEE		A* .50	
APR-4	W'DEED		A* 4.00	* 20.10

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