WARRANTY DEED

BOOK 4695 PAGE 704

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fran P. Tinnin et ux (NAME:)	Same (NAME:)	91-2
P O Box 467 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4-9-12-17
Goodlettsville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	18 pw

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of ($10.00)

TEN AND NO/100 *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Ernest G. Brown, Fran P. Tinnin, Sam D. Tinnin and Frank N. Webb,

have bargained and sold, and by these presents do transfer and convey unto the said Fran P. Tinnin and wife, Judi A. Tinnin, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 4, 9, 12, 17 and 18 on the Plan of Breckenridge Valley Subdivision as of record in Plat Book 4460, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 214.79 feet on the south side of Valley Trail and extends back 477.34 feet on the west line and 470.57 feet on the east line to a dead line measuring 132 feet thereon.

Said lot No. 9 fronts 333.74 feet on the north side of Valley Trail and extends back 196.15 feet on the east line and 200.22 feet on the west line to a dead line which is a broken line measuring 377.08 feet thereon.

Said lot No. 12 fronts 324.25 feet on the south side of Breckenridge Court and extends back 209.09 feet on the east line and 222.78 feet on the west line to a dead line which is a broken line, measuring 297.08 feet thereon.

Said lot No. 17 fronts 168.58 feet on the north side of Breckenridge Court and extends back 226.40 feet on the east line and 233.39 feet on the west line to a dead line measuring 220.0 feet thereon.

Said lot No. 18 fronts 113.57 feet on the north side of Breckenridge Court and extends back 233.39 feet on the east line and 333.34 feet on the west line to a dead line measuring 249 feet thereon.

Being part of the same property conveyed to Ernest G. Brown, Fran P. Tinnin and Sam D. Tinnin, by deed from W. C. Cato and wife, of record in book 4399, page 468, said Register's Office and a one-fourth undivided interest in said property was conveyed to Frank N. Webb by deed from Ernest G. Brown, et al, of record in Book 4612, page 204,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,500.00

Subscribed and sworn to before me, this the 4th day of April, 19 73.

Fran P. Tinnin
Affiant

My commission expires April 29, 1975 (Affix Seal)

Hugh L. Bradley
Notary Public

Prepared By: Security Federal

Register's Office for Davidson County, Tennessee. BOOK 4695 PAGE 705

This conveyance is made pursuant to the terms and provisions of Section 64-109, Tennessee Code Annotated. It is the express intention of FranP. Tinnin by this conveyance to create an estate by the entirety in and to the entire interest in the above described property previously held by the said Fran P. Tinnin as to a one-fourth undivided interest.

This is improved ( ) unimproved ( ) property, known as ..... (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 Fran P. Tinnin and wife, Judi A. Tinnin, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Fran P. Tinnin and wife, Judi A.Tinnin, *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.*, except for the 1973 taxes, which have been pro-rated and assumed by the grantees herein.

And We, Ernest G. Brown, Fran P. Tinnin, Sam D. Tinnin and Frank N. Webb, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fran P. Tinnin and wife, Judi A. Tinnin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands* *this* 4th *day of* April, *19* 73. ~~xx the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Ernest G. Brown

Fran P. Tinnin

Sam D. Tinnin

Frank N. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4695 PAGE 706

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within named Ernest G. Brown, Fran P. Tinnin, Sam D. Tinnin and Frank N. Webb the bargainors, 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 4th day of April, 19 73.

Hugh J. Bradley, Notary Public.

Commission Expires April 29, 1975

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 .

RECORDED 1975 MAY

BOOK 4695 PAGE 707

APR-53	CONV	16,500.00				
APR-53	S'TAX		A*	42.90		
APR-53	PR'FEE		A*	.50		
APR-53	W'DEED		A*	8.00	*	51.40

WARRANTY DEED

FROM

Ernest G. Brown et al.

TO

Fran P. Tinnin et ux

~~Filer: Union Trust Co. box.~~

C 0 1 2 9 1

IDENTIF. REFERENCE

APR 5 3 36 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return: Gail 4.98