BOOK 4967 PAGE 501

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 1975.

Notary Public

MY COMMISSION EXPIRES: 9-15-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie G. Tinnin, et ux (NAME)	SAME (NAME)	MAP 25-[illegible]
West Cedar St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 37
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO-15607

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, Ezra U. Duncan, Jr. (a single man),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie G. Tinnin and wife, Susan W. Tinnin,

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:

A tract of land in the 10th, formerly 20th, district of Davidson County, Tennessee, and being Lot No. 5 on the Plan of W.C. Moncrief Subdivision of Mathis Land at Goodlettsville, Tennessee, described according to a survey made by Hal T. Swann, Jr., March 5, 1949, as follows:
BEGINNING at a point in the south margin of West Cedar Street at the common corner of Lots Nos. 4 and 5, said point being 265 feet east of the Subdivision line; thence southerly along the line between Lots Nos. 4 and 5, 145.6 feet an iron pin which is 268 feet east of the Subdivision line; thence easterly 75 feet to an iron pin at the common corner of Lots Nos. 5 and 6; thence northerly with line between said Lots 143.3 feet to an iron pin in the southerly margin of West Cedar Street; thence westerly along the margin of West Cedar Street, 75.04 feet to the beginning.
BEING the same property conveyed Ezra U. Duncan, Jr. and wife, Anna D. Duncan, by deed of record in Book 2813, Page 511, Register's Office Davidson County, Tennessee.
The said Anna D. Duncan being now deceased.

unimproved ( )
This is improved XXX property, known as West Cedar Street, Goodlettsville, Tennessee 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 my hand this 25th day of April, 19 75

Ezra U. Duncan, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ezra U. Duncan, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of April 1975.

Commission expires 9-12-78

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

WARRANTY DEED

FROM
Ezra U. Duncan, Jr.,

TO
Lonnie G. Tinnin, et ux

C 95860

IDENTIF. REFERENCE

APR 28 9 35 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 28 75	CONV	*9,500.00				
APR 28 75	S'TAX		A*	24.70		
APR 28 75	PR'FEE		A*	.50		
APR 28 75	W'DEED		A*	4.00	*	29.20