BOOK 4913 PAGE 296

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Frank R. Tinnon (NAME)	Lomas & Nettleton Co. (NAME)	33-12
301 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	123
Goodlettsville, TN. 37072 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, VA. 23451 (CITY) (ZONE) (STATE)	Pw

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, the receipt of which is hereby acknowledged, including the assumption by the Grantees herein and their agreement to pay the outstanding principal loan balance more fully described and secured by Deed of Trust of record in Book 4184, page 422, Register's Office for Davidson County, Tennessee,

We,

Halbert D. Maxwell and wife Helen F. Maxwell

have this day bargained and sold, and do hereby transfer and convey unto the said Frank R. Tinnon and wife

Sara W. Tinnon

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 230 on the Plan of Gatewood, Section I,as of record in Book 3300, page 47-52, inclusive, Register's Office for said County.
Said lot fronts 75 feet on the southwesterly side of Janette Avenue and extends back 170 feet more or less on the southeasterly line and 165 feet more or less on the northwesterly line, to Dry Creek and measures 75 feet, more or less.
Being the same property conveyed to Halbert D. Maxwell, et ux, by deed from Jones Lumber Company, Inc., as of record in Book 4184, page 420, Register's Office for Davidson County, Tennessee.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,200.00

Subscribed and sworn to before me, this the 14th day of May 19 75

Affiant: Halbert D Maxwell

My commission expires: 2/19/78 (Affix Seal)

Notary Public: Sarah Crabtree

This is unimproved / improved property, known as 413 Janette Ave., (House Number) Goodlettsville, (Street) TN. 37072 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees

their *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 14th *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen F. Maxwell
Helen F. Maxwell

Halbert D Maxwell
Halbert D. Maxwell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., *a Notary Public in and for said County and State,* ....Halbert D. Maxwell and wife Helen F. Maxwell....

*the within named 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....Goodlettsville.... Tennessee, *this*....14th....*day of*....May...., *19*..75..

Sarah Crabtree
....Notary Public

Commission expires....2/19/78....

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....

WARRANTY DEED

FROM

HALBERT D. MAXWELL, ET UX

TO

FRANK R. TINNON, ET UX

C 98598

IDENTIF. REFERENCE

MAY 16 11 26 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAY16[illegible]	CONV	25,200.00			
MAY16[illegible]	S TAX		A*	65.52	
MAY16[illegible]	PRTFEE		A*	.50	
MAY16[illegible]	W'DEED		A*	4.00	* 70.02

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS