This instrument prepared by: Homer R. Ayers, Attorney
223 Madison St.
Madison, Tenn. 37115

BOOK 5249 PAGE 765

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam D. Tinnin	SAME	Map 50-14
(NAME)	(NAME)	Par- 111
P.O. Box 335		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of a deed of trust which appears of record in Book 3409, page 33, Register's Office for Davidson County, Tennessee.

DONALD E. SAGER AND WIFE, FAY B. SAGER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said SAM D. TINNIN AND WIFE, GLENDA F. TINNIN, hereinafter referred to as Grantee, their

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

A certain tract of land situated in Davidson County, Tennessee, being Lot No. 391, on the plan of Parkwood Estates, Section 2, of record in Plat Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description of said lot.

Said Lot No. 391 fronts 75.0 feet on the northwesterly margin of Spears Road and runs back 150.0 feet between parallel lines to a rear line.

Included in the above description, but expressly excluded from this conveyance, is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, by deed of record in Book 4870, page 541, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being a portion of the property conveyed to Donald E. Sager and wife, Fay B. Sager, by deed of record inBook 4321, page 459, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,900.00

Subscribed and sworn to before me, this the 3rd day of Feb. 1978

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 3221 Spears Road, Nashville, Tennessee
(House Number) (Street) 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.*, except as appears of record.

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* 3rd *day of* February, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald E. Sager

Donald E. Sager

Fay B. Sager

Fay B. Sager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald E. Sager and wife, Fay B. Sager

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 3rd day of February, 19 78

Judy P Atkins
Notary Public

Commission expires 9-12-78

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

DONALD E. SAGER ET UX

TO

SAM D. TINNIN ET UX

E 4 9 1 6 3

FEB 6 11 25 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB-6 78	CONV	23,900.00			
FEB-6 78 S'TAX			B*	62.14	
FEB-6 78 PR'FEE			B*	.50	
FEB-6 78	W'DEED		B*	4.00	* 66.64

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Prep. by: Attorney
Goodlettsville, Tn. 37072