This instrument prepared by: Homer R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

WARRANTY DEED

2132 07/29 45.30- CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM TINNIN, ET UX	SAME	Map 18
(NAME): 850 Louisville Hwy	(NAME):	Parcel 78
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville Tn. 37072	(STREET ADDRESS):	10 D 02580
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of .....TEN AND 00/100.....

.....($10.00)..... *DOLLARS*

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

BOOK 5630 PAGE 70

F 99556

IDENTIF. REFERENCE T

Jul 29 9 24 AM '80

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

LEE WAYNE WAGGONER AND MARY F. WAGGONER, hereinafter referred to as Grantors,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* SAM TINNIN AND WIFE, GLENDA F. TINNIN, hereinafter referred to as Grantees, their ..... *heirs and assigns, a certain tract or parcel of land in .....County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Lic. No. 271 dated March 8, 1980, as follows:
BEGINNING at an iron pin, said point being the southwesterly corner of the E. Lee Waggoner property and the southeasterly corner of this tract; thence South 89 degrees 10 West 300 feet to an iron pin; thence North 00 degrees 20' East 1270.00 feet to an iron pin, corner to John L. Draper; thence North 89 degrees 10' East 300.00 feet to an iron pin, corner to E. Lee Waggoner; thence South 00 degrees 20' West 1270.00 feet to the point of beginning, containing 8.74 acres, more or less.

Being the same property conveyed to Lee Wayne Waggoner and wife, Mary F. Waggoner, by deed from E. L. Waggoner and wife, Rosie Mai Waggoner, of record in Book 4936, page 352, Register's Office for Davidson County, Tennessee; the said Lee Wayne Waggoner and Mary F. Waggoner having since divorced are vested with title as tenants in common.

This conveyance is made subject to a 20-foot easement for ingress and egress along the southerly portion of said property having been conveyed as an easement to Robert J. Waggoner, et ux, by deed of record in Book 4936, page 348, said Register's Office.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 19 80

Notary Public

My commission expires: 10-15-83
(Affix Seal)

Included in this conveyance is a perpetual right of way and easement across the southerly 20 feet of the E. Lee Waggoner property of record in Book 4432, page 535, said Register's Office to an access road.

Also included in this conveyance is a perpetual right to use an access road with others leading from Brick Church Pike as set out in deed of record in Book 4758, page 306, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) 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 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.*

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.*

Witness our hands *this* 22nd *day of* July, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Wayne Waggoner

Mary F. Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

LEE WAYNE WAGGONER AND MARY F. WAGGONER

*the 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* 22nd *day of* July, *19* 80

Diane D. Brown, *Notary Public.*

Commission Expires 10-15-83

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 _____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5630 PAGE 73

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		14000.00-	CO	
		36.40	CO TX	
		.50	PRFEE	
		9.00	WDEED	
			CHECK	45.90-
2132A07/29/60			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.99556

IDENTIF. REFERENCE

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Jul 29 9 24 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770331