THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

BOOK 6115 PAGE 505

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sam Tinnin	Same	P/O
(NAME)	(NAME)	Map 18
850 Louisville Hwy (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 45
Goodlettsville 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 considerations, the receipt of which is hereby acknowledged,

we, WILLIAM D. PATTON AND JUANITA HOWELL, EXECUTRIX hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said SAM TINNIN, hereinafter referred to as Grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See attached exhibit "A" for complete legal description.

BEING the same property conveyed to William D. Patton and Billy H. Howell, of record in Deed Book 5121, page 778, Register's Office for Davidson County, Tennessee. The said Billy H. Howell, now deceased, with Juanita Howell, Executrix, having full authority and power to convey his interest, per his Last Will and Testament.

THERE is also conveyed herein the right of a permanent easement for the purpose of installing a private water line to serve this 5 acre tract across the remaining property adjoining this tract owned by

-continued on reverse side.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,850.00

Subscribed and sworn to before me, this the 30th day of June 19 83

Affiant

My commission expires: 4-21-85 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Tract II, 5.03 acres +-, Goodlettsville TN (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 Grantee, his *(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* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* June *19* 83 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x William D Patton Marie Patton

x Juanita Howell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Patton and Juanita Howell

the within named bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 30th day of June, 19 83.

Commission expires 4-21-85

Hugh Howell
Notary Public

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY

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 .....

continued-

the Grantors, their successors and assigns. Said easement shall be located at the most practical and direct route which will not adversely affect the adjoining building sites. This easement shall be solely for the purpose of installing and maintaining a private water line, which will connect to the existing public water supply now located near the intersection of Hitt Lane and New Hitt Lane.

This conveyance is further made subject to the following restrictions:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.
2. No trailer or mobile home may be used as temporary or permanent living quarters.
3. All property owners adjacent to 50-foot easement who use said easement for ingress and egress shall maintain, repair and upkeep said easement and shall proportionately share in cost of same.

WARRANTY DEED

FROM
WILLIAM D. PATTON ET AL

TO
SAM TINNIN

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

Bruce Rainey & Associates
LAND SURVEYORS
P. O. BOX 1130
HENDERSONVILLE, TENNESSEE 37075
PHONE: 615-822-0012

EXHIBIT "A"

LEGAL DESCRIPTION
TRACT 2

BOOK 6115 PAGE 507

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 31, 1983 and known as Job No. 83-147 as follows:

> Beginning at an iron pin set on the Northeasterly margin of Brick Church Pike, said point of beginning being the Southernmost corner of this tract and also being 1461.94' from the intersection of the centerlines of Brick Church Pike and Hitt Lane as measured southerly along the center of Brick Church Pike; thence with the margin of the said Brick Church Pike 25' from the centerline N46°04'59"W 69.59' to a point; thence N56°19'58"W 142.17' to a point; thence N64°15'31"W 110.18' to an iron pin; thence leaving the margin of the said Brick Church Pike and with the southerly side of a 50' ingress and egress easement N24°37'35"E 574.11' to an iron pin in the line of the Jere Farley land; thence S82°49'04"E 37.89' to an iron pin, Farleys Southeast corner; thence S82°49'04"E 345.00' to an iron pin; thence S28°26'10"W 737.99' to the point of beginning, containing 5.03 acres more or less.

Being a portion of the same property conveyed to William D. Patton et al by deed of record in Deed Book 5121, page 778, Register's Office of Davidson County, Tennessee.

Property is subject to a private water line easement along the northerly boundary line and the property has the use of a private water line easement 20' wide to Hitt Lane, and has the use of a joint use ingress and egress easement 50' wide along the Northwesterly boundary line.

3575 08/12 47.98- CHECK
H 6 6 9 2 9

IDENTIF. REFERENCE

AUG 12 3 51 PM '83
FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			14850.00- CO	
			38.48 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	47.99-
9575A	08/12/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 9 2 9

IDENTIF. REFERENCE

AUG 12 3 51 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971104