MAIL ENV.

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IDENTIFICATION REFERENCE
DEC 2 9 06 AM 85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eddie C. Galbreath, III POBox 876 Goodlettsville, Tn. 37072	Same as new owner	Map 18-16 Parcel 34 GO-13304

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, L. M. CLENDENIN and wife, MARGERY M. CLENDENIN and FRANK R. TINNON, JR., LESLIE T. "KEENE" AYERS and MARIE TINNON, hereinafter referred to as the "GRANTORS", joined by MARIE TINNON, EXECUTRIX and MORRIS CLENDENIN, TRUSTEE under the Last Will and Testament of Frank R. Tinnon, Sr. have bargained and sold, and by these presents do transfer and convey unto the said EDDIE C. GALBREATH, III, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, partly described according to a survey made by George W. Watkins, Surveyor, January 11, 1961, as follows:

TRACT NO. 1:
BEGINNING at the northeast intersection of (New) Brick Church Pike and Bell Street; thence with the easterly margin of said Bell Street, N. 0° 20' W. 173 feet to a point in S. C. Dorris southern boundary line; thence with said Dorris' southern boundary line, S. 81° 30' E. 54.8 feet; thence southerly 150 feet more or less to the northerly margin of (New) Brick Church Pike; thence with the same S. 76° 30' W. 64.1 feet to the beginning.

Being part of the same property conveyed to L. M. Clendenin and Frank R. Tinnon, by deed from Jessie Bender, Lasalle Allen Cunningham and Bobby Brinkley, the only heirs-at-law of Bessie Patton Brinkley, deceased, of record in Book 5751, page 106, Register's Office, Davidson County, Tennessee. Frank R. Tinnon, died May 16, 1984 leaving a will dated July 28, 1983. The will was admitted to Probate in the Probate Court for Davidson County, Tennessee, Docket No. 74928. The will named Marie Tinnon as Executrix. The Executrix is duly qualified. The will further named Morris Clendenin Trustee under a trust established therein. There is sufficient funds within the estate to pay all debts of the decedent and all inheritance taxes as well as the cost of administration of the estate. The Executrix and Trustee

affirm that the interest in the above described property owned by Frank R. Tinnon, Sr. should be owned by Frank R. Tinnon, Jr. and Leslie T. "Keene" Ayers under a division of assets heretofore made by the Executrix, Trustee and heirs and should not be a part of the trust estate created in the said will. The Executrix and Trustee by executing this deed release any right the Executrix or Trustee each may have to recover the above described property in the event of the subsequent insolvency of the said estate.

Therefore, the Executrix and Trustee quitclaim to Eddie C. Galbreath, III all right, title and interest in the property hereinabove described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And We, the GRANTORS do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1985 State, County and City of Goodlettsville taxes, prorated between the parties and paid in full.

2. Such restrictions as may be applicable.

3. Easement for right of way granted to The Tennessee Electric Power Company from S. H. Whilhoite of record in Book 787, page 91, said Register's Office.

And We, the GRANTORS do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

The Executrix and Trustee warrant the title herein conveyed against the lawfull claims of all persons claiming the same, by, through and under them, but not further or otherwise.

WITNESS our hands on the day and date acknowledged below.

L. M. CLENDENIN

MARGERY M. CLENDENIN

FRANK R. TINNON, JR.

LESLIE T. "KEENE" AYERS

MARIE TINNON, individually and Executrix of estate of Frank R. Tinnon, Sr., deceased

MORRIS CLENDENIN, Trustee

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 MORRIS CLENDENIN, TRUSTEE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 26th day of November, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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 MARIE TINNON, individually and as Executrix of the estate of Frank R. Tinnon, Sr., deceased, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 21st day of November, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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 L. M. CLENDENIN and wife, MARGERY M. CLENDENIN and FRANK R. TINNON, JR. and LESLIE T. "KEENE" AYERS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 22nd day of November, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,500.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of November, 1985.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6721 PAGE 185

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

6500.00- CAPIT.
16.90 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 26.40-
1329A12/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

DEC 2 9 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196423