BOOK 6798 PAGE 929

Mail

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

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ronald Carpenter 301 Moss Trail Goodlettsville, Tn. 37072	Same as new owner	Map 25-16 Parcel 50 GO-03885

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, FRANK R. TINNON, JR., LESLIE T. "KEEN" 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 RONALD CARPENTER and wife, SUE CARPENTER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 68 in the Plan of Goodlettsville Heights, Section Two, as of record in Book 1424, pages 120 and 121, Register's Office for said county, and 0.918 acres, (more or less), adjoining on the east, described together as follows:
BEGINS with the northwest corner of Lot No. 68 and running easterly with the line between Lot No. 68 and 67, 350 feet to the corner of 68, 67 and 66; thence South 84° 2' east with the southerly line of Lots 66 and 67, 166 feet to an iron pin; thence South 5° west 241.4 feet to an iron pin in the northerly margin of the road to the Swimming Pool; thence with the northerly margin of a 50-foot road with a radius of 402.2 feet westerly 23.1 feet; thence with the said margin North 60° 10' west 239.5 feet to a monument; being the southeast corner of Lot No. 68, and continuing with said road, 330 feet to the beginning of a curve to the right; thence with a 20-foot radius 31.42 feet to the easterly margin of Moss Trail; thence with said road, northerly 136 feet to the beginning.

INCLUDED in the above description, but expressly excluded therefrom, is the following described property:
A tract of land in Davidson County, Tennessee, City of Goodlettsville, being a portion of 0.918 acre tract adjoing Lot No. 68 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, pages 120 and 121, and being more particularly described according to a survey by Wm. C. Parrish, Engineer, February 3, 1964, as follows:

03/27 311.50- CHECK

BEGINNING at a point on the northerly margin of Swimming Pool Road, also known as Pleasant Green Drive, the same being a point North 60° 10' west 25.0 feet from J. M. Moore property; thence following the margin of Pleasant Green Drive or Swimming Pool Road in an easterly direction 1.9 feet and 23.1 feet to an iron pin, the corner to present James M. Moore property; thence with a line between this tract of land and land conveyed to James M. Moore, as of record, North 5° 00' east 241.4 feet to an iron pin; thence South 11° west 233 feet to the point of beginning.
Being the same property conveyed to James M. Moore and wife, Dianne J. Moore, by deed from Wallace Carpenter and wife, Vera L. Carpenter, of record in Book 3947, page 723, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank R. Tinnon, Sr., by quitclaim deed from G. G. Garrett, Jr., Trustee and Frank R. Tinnon, Sr., Executor under the will of Sara W. Tinnon, deceased, of record in Book 6074, page 645, Register's Office, Davidson County, Tennessee. Frank R. Tinnon, Sr. died May 16, 1984 leaving a will dated June 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 Exectrix 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, and all parties join in this conveyance to convey any and all right, title or interest they may have, marital or otherwise.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 State, County and City of Goodlettsville taxes, a lien, prorated and assumed in full by Grantees.

2. The Plan of recordin Book 1424, page 120, said Register's Office, shows Owner's Certificate, a 125 foot setback line from Moss Trail Road and 10 foot easement for utilities along the rear line of said lot.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Executrix and Trustee warrant the title herein conveyed against the lawful 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.

FRANK R. TINNON, JR.

LESLIE T. "KEEN" AYERS

MORRIS CLENDENIN, TRUSTEE

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

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 5th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 1-1988

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 FRANK R. TINNON, JR., LESLIE T. "KEEN" AYERS, and MARIE TINNON, individually and as Executrix of Estate of Frank R. Tinnon, Sr., deceased, 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 5th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 1-1988

8121 1

IDENTIFICATION REFERENCE

MAR 7 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6798 PAGE 932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Ronald L Cyanto
Affiant

Sworn to and subscribed before me, this the 5th day of March, 1986.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE
DIANNE M. CATHEY
NOTARY PUBLIC
DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 6798 PAGE 933

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
			115000.00- CANT.	
			299.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 311.50-	
			0836A03/07/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 2 1 1

IDENTIFICATION REFERENCE

MAR 7 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225214