mail

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

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frank R. Tinnon, Jr.	SAME	Map 3
2628 Tinnin Rd.		Parcel 6 & 8
Goodlettsville, Tn. 37072		10D-22190
		10D-22180

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and other good and valuable consideration, the BANK OF GOODLETTSVILLE, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR" has this day bargained and sold, and does hereby transfer unto the said FRANK R. TINNON, JR. and wife, PRISCILLA BROWN TINNON, hereinafter referred to as the "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

TRACT #1: Land in the 10th Civil District of Davidson County, Tenn., described according to a survey made by L. B. Petty, County Surveyor for Smith County, dated September 20, 1957, as follows:
BEGINNING at a point in the center line of Tinnin road near the most westerly corner of the property conveyed to Odie Johnson by deed from D. C. Matthews and wife, of record in Book 116, page 282, Register's Office for said County; thence with the center of said road, North 47° West 145 feet to a point; thence leaving said road, South 45° West 420 feet to a point; thence North 46° 30' West 311 feet to a point; thence South 87° West 561 feet to a point; thence North 1° 45' West and crossing Tinnin Road, 1351 feet to a point; thence South 88° East 195 feet to a point; thence South 40° East 30 feet to a point; thence South 80° East 100 feet to a point; thence South 84° East 180 feet to a point; thence North 50° East 180 feet to a point; thence South 45° East 40 feet to a point; thence South 89° 30' East 74 feet to a point; thence South 33° 15' East 236 feet to a point; thence South 5° 15' West 245 feet to a point; thence South 14° 30' East 229 feet to a point; thence South 51° 45' East 303 feet to a point; thence South 58° 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, South 28° West 372 feet to the beginning
Being the same property conveyed to Charles H. Diatikar and wife, Betty Ruth W. Diatikar, by deed from Weston Griffin and wife, Margaret Stone Griffin, of record in Book 2734, page 39, Register's Office for Davidson County, Tennessee.
INCLUDED but EXCLUDED therefrom is a portion of the above described property conveyed to Dean A. Wiegand and wife, Judith A. Wiegand, by deed from Charles A. Diatikar and wife, Betty Ruth W. Diatikar, of record in Book 4563,

page 654, Register's Office for said County, and being more particularly described as follows:
Land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point (spike) in the center of Tinnin Road, the intersection of the west boundary line of the original 31.88 acre tract running North 1° 45' West; thence South 65° East 100 feet; thence South 36° 30' East 100 feet; thence South 10° East 100 feet to a spike in Tinnin Road; North 51° 30' East 692.7 feet (new line); thence South 5° 15' West 218 feet; thence South 14° 30' East 229 feet; thence South 51° 45' East 303 feet; thence South 58° 30' East 318 feet to a private road; thence South 28° West 372 feet to Tinnin Road; thence North 47° West 145 feet along road; South 45° West 420 feet; thence North 46° 30' West 311 feet; thence South 87° West 561 feet; thence North 1° 45' West 985 feet to point of beginning, containing 25.3 acres, more or less.

TRACT #2: BEGINNING at a point in the center of a Pike, the Southeast corner of this tract, being a corner of the lands of W. A. Jones, likewise being the southeast corner of a tract of 32.5 acres, more or less, partitioned to J. H. Hackney in a deed from W. A. Jones et al, of record in Book 1764, page 464, Register's Office for said County; thence along Jones' west line, North 6° East 370 feet to a point; thence North 79° West 205 feet to a point; thence South 6° West 370 feet to the center line of said Pike; thence with center line of said Pike, South 79° East 205 feet to the point of beginning.

TRACT #1 and TRACT #2 being the same property conveyed to Paul Peay and wife, Lottie M. Peay by deed from Charles H. Diatikar and wife, Betty Ruth W. Diatikar of record in Book 5029, page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henderson Cole, Jr. and wife, Beverly Jane Cole, by deed from Paul Peay and wife, Lottie M. Peay, of record in Book 5312, page 287, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Bank of Goodlettsville, a Tennessee banking corporation, by deed from Henderson Cole, Jr. and wife, Beverly Jane Cole, of record in Book 6591, page 783, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their heirs and assigns forever, the GRANTOR, covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows, to-wit:

1. 1986 State & County taxes, a lien, but not yet due and payable, prorated between parties and assumed in full by Grantees.

2. Easement for transmission line from B. C. Matthews and wife, Edith Matthews to USA of record in Book 1163, page 253, said Register's Office.

The GRANTOR, further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS its hand on this the 11th day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

91903

IDENTIFICATION REFERENCE

APR 16 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BANK OF GOODLETTSVILLE
100 Main Street
Goodlettsville, Tennessee

BY: Judy P Adkins
JUDY P. ADKINS, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared JUDY P. ADKINS, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice-President of the Bank of Goodlettsville, the within named bargainor, acorporation, and that she as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice-President.

WITNESS my hand and seal, at office in Goodlettsville, Tennessee, on this the 11th, day of April, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Priscilla Brown Timmons
Affiant

Subscribed and sworn to before me, this the 11th day of April, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6830 PAGE 158

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

117500.00- CAMT.
305.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 315.00-
3615A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91903

IDENTIFICATION REFERENCE

APR 16 8 45 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 237593