Davidson County DEEDWARR
Recvd: 01/29/02 15:19 3pgs
Fees:18.00 Taxes:166.50
20020129-0012593

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
Mr. & Mrs. Mark Garafola
1969 Tinnin Rd.
Goodlettsville, TN. 37072

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 7, PARCEL 78 p/o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FORTY-FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **SAMUEL D. TINNIN AND WIFE, GLENDA F. TINNIN**, have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK GARAFOLA AND WIFE, PATRICIA GARAFOLA,** as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in the Second Civil District of Davidson County, Tennessee, as follows:

TINNIN ROAD ESTATES - TRACT #3 - BEING located in the 2nd Civil District, Davidson County, Tennessee on the north side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, and Instrument Number 20001129-0117021, Register's Office, Davidson County, Tennessee. See Tax Map 7, Parcel 78, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Tinnin Road, same being the southwest corner of this tract and the southeast corner of Tract #2 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 235.24 feet east of the southeast corner of Otto Pendley Jr., as you measure along said margin; thence leaving road with line of said Tract #2 North 05 degrees 22 minutes 18 seconds East 653.03 feet to an iron rod; thence North 02 degrees 20 minutes 30 seconds West 605.76 feet to an iron rod; thence with line of Tract #1 of Tinnin Road Estates (6.60 acres as per survey of same date) North 02 degrees 20 minutes 30 seconds West 265.64 feet to an iron rod; thence with line of Tract #11 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 281.56 feet to an iron rod; thence with line of Tract #4 of Tinnin Road Estates (5.01 acres as per survey of same date) South 03 degrees 14 minutes 59 seconds West 819.54 feet to an iron rod; thence North 83 degrees 06 minutes 22 seconds West 165.00 feet to an iron rod; thence South 05 degrees 22 minutes 18 seconds West 700.93 feet to an iron rod in the north margin of Tinnin Road; thence with said margin North 86 degrees 34 minutes 25 seconds West 30.02 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

Being the same property conveyed to Samuel D. Tinnon and wife, Glenda F. Tinnon by deed from Gourley & Associates dated July 12, 2001 and being recorded as Instrument Number 20010731-008113 in the Registers Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Instrument #200107310081104, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **MARK GARAFOLA AND WIFE, PATRCIA GARAFOLA,** as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2002 real estate taxes, applicable zoning and building regulations all visible easements and Restrictions set forth herein.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **MARK GARAFOLA AND WIFE, PATRCIA GARAFOLA,** as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 24 day of January, 2002.

Samuel D. Tinnin
SAMUEL D. TINNIN

Glenda F. Tinnin
GLENDA F. TINNIN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SAMUEL D. TINNIN AND WIFE, GLENDA F. TINNIN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 24 day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-04

VICKI GRANTHAM NOTARY PUBLIC AT LARGE MY COMM. EXP. 7-21-2004 SUMNER COUNTY TENN.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 24 day of January, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-04

VICKI GRANTHAM NOTARY PUBLIC AT LARGE MY COMM. EXP. 7-21-2004 SUMNER COUNTY TENN.