QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Timothy and Shelley Tinnin	Same	25-4-37
222 West Cedar Street		
Goodlettsville, TN 37072		

Davidson County DEEDQC
Recvd: 09/25/03 10:35 2pgs
Fees:13.00 Taxes:185.00
20030925-0142168

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2003.

PEGGY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My commission expires: 3-25-07

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand Dollars ($50,000.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Lonnie G Tinnin and Susan W. Tinnin, husband and wife, Grantor" by these presents, does hereby quitclaim and convey unto Timothy Tinnin and Shelley Tinnin, "Grantee", their successors and assigns, all of his/her/their right, title and interest in and to the following described property in Davidson County, Tennessee:

See attached "Exhibit A" for complete legal description of said property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES. NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN PERFORMED.

unimproved (__)
This is improved (_X__) property, known as 222 West Cedar Street, Goodlettsville, TN 37075 .

Witness my hand this 16TH day of September, 2003 .

Grantor-Lonnie G. Tinnin

Grantor-Susan W. Tinnin

STATE OF TENNESSEE }
COUNTY OF _____ } Davidson

Personally appeared before me, Lonnie G. Tinnin and Susan W. Tinnin , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16TH day of September 2003.

JO SHERYON LONG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires: 3/30/07

Notary Public

EXHIBIT A

A tract of land in the 10th, formerly 20th, district of Davidson County, Tennessee, and being Lot No. 5 on the Plan of W. C. Moncrief Subdivision of Mathis Land at Goodlettsville, Tennessee, described according to a survey made by Hal T. Swann, Jr., March 5, 1949, as follows:

BEGINNING at a point in the south margin of West Cedar Street at the common corner of Lots Nos. 4 and 5, said point being 265 feet east of the Subdivision line; thence southerly along the line between Lots Nos. 4 and 5, 145.6 feet to an iron pin which is 268 feet east of the Subdivision line; thence easterly 75 feet to an iron pin at the common corner of Lots Nos. 5 and 6; thence northerly with line between said Lots 143.3 feet to an iron pin in the southerly margin of West Cedar Street; thence westerly along the margin of West Cedar Street, 75.04 feet to the beginning.

BEING the same property conveyed to Lonnie G. Tinnin, and wife, Susan W. Tinnin, by deed from Ezra U. Duncan, Jr., a single man, of record in Book 4967, Page 501, Register's Office for Davidson County, Tennessee.