47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/04 13:38 2pgs
Fees:13.00 Taxes:129.50

20040220-0019807

G-1976-F3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/S 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2004

NOTARY PUBLIC AT LARGE Kathy J. Byers Notary Public

My Commission Expires 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: September 24, 2005

(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy G. Tinnin	New Owners	MAP 33
(NAME)	(NAME)	
P. O. Box 366		PARCEL 190
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-0366		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy G. Tinnin and wife, Shelley Tinnin

HEREINAFTER CALLED 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 Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Reserve Parcel of the Plan of W. C. Moncrief, Jr. Property, of record in Book 5210, Page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

BEING part of the same property conveyed to William A. Hall, by deed from W. C. Moncrief, III, a single man, of record in Book 9078, Page 362, Register's Office for Davidson County, Tennessee.

This property has never been the principal residence of the Seller.

unimproved (X)
This is improved ( ) property, known as 511 Agee Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of February, 2004

William A. Hall

DCTN01WC

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 William A. Hall

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of February, 2004.

Commission expires 9/24/05

Kathy J Byers
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

My commission expires _____

_____
Notary Public