(2)

File No: 250300448

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/05 13:53 2 pgs
Fees:13.00 Taxes:2220.00

20050415-0042266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2005.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: September 24, 2005.
STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Tinnin	**New Owners**	**Map 33**
(NAME) P.O. Box 366	(NAME)	**Parcel 115**
(ADDRESS) **Goodlettsville, TN 37070**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eugene C. Haston**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim Tinnin, and wife, Shelley Tinnin**, HEREINAFTER CALLED THE GRANTEE(S), 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 more particularly described as follows:

TRACT NO. I:
A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Eppy Cunningham Lands, as of record in Book 58, Page 56, and on Tennessee Hwy. U.S. 41, described according to a survey by J. R. Scott, Surveyor, June 13, 1955, as to Tract No. 1 as follows: BEGINNING at a post in the south right of way line of the Dickerson Pike or Tennessee Highway U.S. 41, said beginning being 737.4 feet from the center of the Campbell Road; thence with said Pike, north 58 deg. East 111.5 feet to the center of a 30 foot drive, 15 feet of which belongs to Tract No. 3; thence South 20-1/2 deg. East 207 feet to a stake; thence South 70 degrees West 183.5 feet to a stake corner to Tract No. 3, sold to J. S. Pittard; thence North 3 deg. East 200 feet to the beginning, containing .65 acre, more or less.

TRACT NO. II:
Being the easterly 75 feet of Lot No. 1 on the Plan of J. O. Covington Resubdivision, of record in Plat Book 4350, Page 10, Register's Office for said County, and described as follows:
BEGINNING at a point on the southerly margin of Dickerson Road, the same being the northeast corner of the resubdivision of J. O. Covington, a plat of record in Book 4350, Page 10, Register's Office for said County; thence leaving Dickerson Road, along Sowell's West line, South 2 deg. 00' W 200 feet to a point; thence South 58 deg. 50' West 75 feet to a point; thence North 2 deg. 00' East 200 feet to a point in the south margin of Dickerson Road; thence with the margin of same North 58 deg. 34' East 75 feet to the point of beginning.

TRACT NO.III:
Beginning at an iron pin on the south margin of Dickerson Pike, same being the northeast corner of this tract and the northwest corner of the Sowell property, 640 feet, more or less, from the intersection of Campbell Road; thence leaving the point of beginning, S 7 deg. 28' West 199.45 feet to an iron pin in an old fence line; thence with old fence line, S 62 deg. 00' West 79.00 feet to an iron pin in a fence line;

thence leaving fence line, N 2 deg. 15' East 188.0 feet to an iron pin in the south margin of Dickerson Pike; thence with the south margin of Dickerson Pike, N 62 deg. 0' East 100 feet to an iron pin at the point of beginning, containing 14,535 square feet, more or less, according to a survey by Donald R. Carver, dated March 11, 1981, and also being part of Lot 1 on the Resubdivision of the J. O. Covington Property of record in Book 4350, Page 10, said Register's Office.

BEING the same property conveyed to Eugene C. Haston, by Quitclaim Deed from Eugene C. Haston d/b/a Lakeside Machine, of record in Instrument No. 20011210-0135646, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **1222 South Dickerson 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of April, 2005.

Eugene C. Haston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EUGENE C. HASTON**, 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 at office this 12th day of April, 2005.

Commission expires: September 24, 2005

Kathy J. Byers Notary Public

File Number: 250300448

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

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

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