20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/05 14:34 3 pgs
Fees:18.00 Taxes:222.00

20050819-0099179

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Jeremy Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 102, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Lee	Same As New Owner	MAP 007-00-0
(NAME)	(NAME)	
2730 Bluefield Avenue		PARCEL 211.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Sam Tinnin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Lee and wife, Tiffany Lee

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:

A certain tract or parcel of land located in the Second (2nd) Civil District of Davidson County, Tennessee, and more particularly described as follows:

TINNIN ROAD ESTATES - TRACT #4 - BEING located in the 2nd Civil District, Davidson County, Tennessee, BEGINNING at a large metal post in the north margin of Tinnin Road, same being the southeast corner of this tract and the southwest corner of Wilma Francis Hendricks; thence with said margin North 86 degrees 34 minutes 25 seconds West 30.02 feet to an iron rod in said margin; thence leaving road with line of Tract #3 of Tinnin Road Estates (5.01 acres as per survey of same date) North 05 degrees 22 minutes 18 seconds East 700.93 feet to an iron rod; thence South 83 degrees 06 minutes 22 seconds East 165.00 feet to an iron rod; thence North 03 degrees 14 minutes 59 seconds East 819.54 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 234.45 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) South 05 degrees 22 minutes 18 seconds West 324.55 feet to an iron rod; thence with line of Tract #7 of Tinnin Road Estates (5.08 acres as per survey of same date) South 05 degrees 22 minutes 18 seconds West 551.88 feet to an iron rod; thence with line of Fred B. Carnahan, Jr., North 82 degrees 15 minutes 32 seconds West 136.12 feet to an iron rod at a 28-inch hackberry tree; thence with line of Wilma Francis

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1973 Tinnin 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 16th day of August, 2005

Sam Tinnin

Sam Tinnin

LEGAL DESCRIPTION CONTINUATION

Hendricks North 83 degrees 06 minutes 22 seconds West 203.12 feet to an iron rod at a post; thence South 05 degrees 22 minutes 18 seconds West 649.10 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 Sam Tinnin by Quitclaim Deed from Avant Gill, dated April 4, 2003, of record by Instrument No. 20030404-0044953 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

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 Sam Tinnin

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 16th day of August 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 _____ .

My commission expires _____

Notary Public