WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$18,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/20/05 08:53 3 pgs
Fees:18.00 Taxes:66.60
20050920-0112659

THIS INSTRUMENT WAS PREPARED BY
BOBBY D. DAVIS, ATTORNEY AT LAW, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jim Bullock	SAME	Map 29
3769 Bear Hollow Road		Parcel 335
Joelton, Tennessee 37080		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWARD LEE TINNIN AND WIFE, DEBRA L. TINNIN** [HEREINAFTER CALLED THE GRANTORS], HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. BULLOCK, JR., A SINGLE MAN** [HEREINAFTER CALLED THE GRANTEE], HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION:

BEGINNING at a P.K. nail in the center of Bear Hollow Road, the northwest corner of a tract of land heretofore conveyed to Thomas R. Humphrey by deed of record in Book 6482, page 630, Register's Office for Davidson County, Tennessee, also being the northeast corner of a tract of land heretofore conveyed to Roger Dean Hicks, et ux, by deed of record in Book 6530, page 965, said Register's Office; thence leaving said road and with the west line of said Humphrey, South 3° 50' 04" West 26.41 feet to an iron pin, the beginning point of the following description; thence South 3° 50' 40" West 273.59 feet to an iron pin; thence South 77° 44' 40" West 82.85 feet to an iron pin; thence with a new line North 18° 51' 41" East 307.05 feet to the point of beginning, containing 0.250 acres, more or less.

BEING the same property conveyed to Edward Lee Tinnin and wife, Anna Marie Tinnin by deed from Roger Dean Hicks and wife, Diana Lynn Hicks, of record in Book 6819, page 659, Register's Office for Davidson County, Tennessee. The said Anna Marie Tinnin having since deceased.

THIS conveyance is subject to the following restrictions: (1) All dwellings to have completed exteriors, including water, overflows, septic tank, electricity, underpinning being completely covered from dwelling to grade; (2) No vehicles of any kind on said property, except with current year licenses.

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 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 our hand(s) this 15th day of September, 2005.

GRANTORS:

Edward Lee Tinnin
EDWARD LEE TINNIN

Debra L. Tinnin
DEBRA L. TINNIN

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 Edward Lee Tinnin and wife, Debra L. Tinnin, the bargainor(s), 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 Madison, Tennessee, this 15th day of September, 2005.

BOBBY DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 1-26-08