This instrument was prepared by:

Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115
2008010053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $295,000.00

Davidson County DEEDWARR
Recvd: 02/01/08 11:07 2 pgs
Fees:13.00 Taxes:1091.50
20080201-0010491

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 31st day of January, 2008.

Affiant

Notary Public
My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Timothy Tinnin 2007 Baker Road Goodlettsville, TN 37072	Same as new owner	12-102.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William K. Dyer and wife, Kristen V. Dyer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Tinnin and wife, Shelley W. Tinnin**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, of the FIRST REVISION OF THE GARY HAMLIN LOTS, 2015 BAKER ROAD, as shown on plat of record in Instrument No. 20010411-0035778, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed.

Being the same property conveyed to William K. Dyer and Kristen V. Dyer, husband and wife, by Warranty Deed from Gary Hamlin and Shari Hamlin, husband and wife, recorded on the 21st day of May, 2001, in Instrument No. 20010521-0052450, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to plat of record in Instrument No. 200104011-0035778, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

This is improved property known as **2015 Baker Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2008

William K. Dyer

Kristen V. Dyer

Kristen V. Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, William K. Dyer and Kristen V. Dyer, the within named bargainors, 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, at office, this 31st day of January, 2008.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY