WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/08 08:10 3 pgs
Fees:18.00 Taxes:314.13

20080317-0026278

State of Tennessee)
County of Davidson)

G#3897-2

The actual consideration or value, whichever is greater, for this t

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 24,900.00
AFFIANT

Subsc
Marcl

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 20 08
Deputy Register

lay of

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RUBY J. WARREN	Countywide Bank, FSB	**Map 091-10-0, Parcel 036.00**
5821 Mackie Place	801 Crescent Center Dr #150	
Nashville, TN 37209	Franklin, TN 37067	

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

WILLIAM T. TINNELL, as to an undivided 25% interest, GREGG B. TINNELL, as to an undivided 25% interest, HENRY C. TINNELL, JR., as to an undivided 25%, and WILLIAM T. TINNELL and GREGG B. TINNELL, CO-TRUSTEES OF THE TRUST ESTABLISHED F/B/O SANDRA FAYE MORAN, as to an undivided 25% interest, as Devisees under the Last Will and Testament of H. C. TINNELL, and joined by WILLIAM T. TINNELL and GREGG B. TINNELL, CO-EXECUTORS by Order of the Last Will and Testament of H. C. TINNELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUBY J. WARREN

HEREINAFTER CALLED THE GRANTEE, HER 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. 79 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to H. C. Tinnell, by Warranty Deed dated April 2, 1998, from B. B. Doubleday, Jr., of record in Book 10873, Page 796, Register's Office for Davidson County, Tennessee. The said H. C. Tinnell having since died on July 13, 2007, leaving a Last Will and Testament (the "Will"), dated May 11, 2007, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P 1445, and recorded in Instrument No. 20071009-0120270, Register's Office for Davidson County, Tennessee.

PURSUANT to the provisions of the said Will, the property was vested to William T. Tinnell, as to an undivided 25% interest, Gregg B. Tinnell, as to an undivided 25% interest, Henry C. Tinnell, Jr., as to an undivided 25%, and William T. Tinnell and Gregg B. Tinnell, Co-Trustees of the Trust established f/b/o Sandra Faye Moran, as to an undivided 25% interest.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20050812-0095700, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES, IF ANY, HEREIN.

NOTWITHSTANDING the above, William T. Tinnell and Gregg B. Tinnell, in their joint capacities as Co-Executors of the Last Will and Testament of H. C. Tinnell have joined in the execution of this Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in them as Co-Executors or otherwise held by the Estate to the within named Grantee.

This is IMPROVED (_X_) unimproved (____) property, known as: **5821 Mackie Place, Nashville, TN 37209**.

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/our hand(s) this **14th** day of **March, 2008.**

William T. Tinnell, as Devisee under the Last Will and Testament of H. C. Tinnell

Gregg B. Tinnell, as Devisee under the Last Will and Testament of H. C. Tinnell

Henry C. Tinnell, Jr., as Devisee under the Last Will and Testament of H. C. Tinnell

William T. Tinnell, Co-Trustee of the Trust established f/b/o Sandra Faye Moran, as Devisee under the Last Will Testament of H. C. Tinnell

Gregg B. Tinnell, Co-Trustee of the Trust established f/b/o Sandra Faye Moran, as Devisee under the Last Will Testament of H. C. Tinnell

William T. Tinnell, Co-Executor of the Last Will and Testament of H. C. Tinnell

Gregg B. Tinnell, Co-Executor of the Last Will and Testament of H. C. Tinnell

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 T. TINNELL, GREGG B. TINNELL, and HENRY C. TINNELL, JR., as Devisees under the Last Will and Testament of H. C. Tinnell,** the 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 and official seal at Nashville, Tennessee, this **14th** day of **March, 2008.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 T. TINNELL and GREGG B. TINNELL, CO-TRUSTEES of the Trust established f/b/o Sandra Faye Moran, as Devisee under the Last Will and Testament of H. C. Tinnell,** the 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 and official seal at Nashville, Tennessee, this **14th** day of **March, 2008.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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 T. TINNELL and GREGG B. TINNELL, CO-EXECUTORS of the Last Will and Testament of H. C. Tinnell,** the 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 and official seal at Nashville, Tennessee, this **14th** day of **March, 2008.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN