WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001625 DEEDWARR
Recvd: 01/08/10 12:20 2 pgs
Fees:13.00 Taxes:284.53

20100108-0001981

State of TENNESSEE)
County of DAVIDSON)

Box 14-A
File #22344-I

The actual consideration or value, whichever is greater, for this transfer is **$76,900.00.**

Michelle Barnes
Affiant

Subscribed and sworn to before me, this the 6th day of January, 2010.

Notary Public

My commission expires: 2/24/13

(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
Michelle Barnes	Beach First National Bank	091-10-038
5813 Mackie Place	1384 Highway 17	
Nashville, TN 37209	Little River, SC 29566	

FOR AND IN 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, I,

Gregg B. Tinnell, married

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

Michelle Barnes, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 83 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.

INCLUDED but EXCLUDED is the property conveyed to the State of Tennessee by Warranty Deed, dated August 3rd, 2001, from Henry Copeland Tinnell, of record in Instrument No. 20010823-0091193, Register's Office for Davidson County, Tennessee.

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 799, and by Scrivener's Affidavit dated July 25, 2008, of record in Instrument No. 20080805-0080334, 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 said Will, the property was devised 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% interest, 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.

SAID property being further conveyed to Gregg B. Tinnell, by Quitclaim Deed dated March 27, 2008, from Henry C. Tinnell, Jr., and William T. Tinnell, as beneficiaries of the Will and as Co-Executors, of record in Instrument No. 20081211-0119453 and by Quitclaim Deed, dated March 11, 2009, from 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, of record in Instrument No. 20090313-0022966, Register's Office for Davidson County, Tennessee.

LYNNE C. Tinnell, although not an Owner of the real property described herein, joins in the execution of this instrument as a Borrower on the loan or indebtedness secured hereby for the purpose of (a) conveying, pledging or otherwise transferring any interest she has in the above described property, including, without limitation, any marital or homestead interest, to the Trustee and Lender and (b) expressing her covenant and agreement to perform any and all provisions hereof which relate to the obligation of the Borrower as set out herein. The said Lynne C. Tinnell hereby acknowledges that this Deed of Trust shall constitute a lien and encumbrance on the title to the above described property.

This is Improved (X) unimproved (___) property, known as: **5813 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 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 our hands this **6th** day of **January, 2010.**

Gregg B. Tinnell **Lynne C. Tinnell**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gregg B. Tinnell and wife, Lynne C. Tinnell,** the within named seller, 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 **6th** day of **January, 2010.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13