6032

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark D. Martin (NAME)	Same (NAME)	
Rt. 6, Tinnon Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	120-1.02 & part of 1
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Thirty-Five Thousand---------- ----------($35,000.00)---------- DOLLARS

in cash and other valuable consideration paid by Mark Dwayne Martin, receipt of which is hereby acknowledged, I, Bernice McCord

REC'D JUN 8 1988 AT 1:42 REC. IN Record BOOK 25 PAGE 745
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 12.00
STATE TAX $ 98.00
REG. FEE $ .50
TOTAL $ 110.50
REC. NO. 5679

MAP	GROUP	CONT. MAP	PARCEL
6TH DIST.		120	1.02 and 1.00 P/O

have bargained and sold, and by these presents do transfer and convey unto the said Mark Dwayne Martin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Sumner and Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Sumner County, Tennessee and being described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated January 28, 1988 as follows:

Tract 1: BEGIINNING at a point in the easterly margin of Tinnon Road at the intersection of the northerly margin of Shiloh Road, and being the most southwest corner of this tract; thence, with the margin of said Tinnon Road N. 38 deg. 03 min. 21 sec. W. 210.44 feet to an iron pin set in the easterly margin of said Tinnon Road; thence, leaving said Road N. 64 deg. 58 min. 05 sec. E. 444.16 feet to an iron pin set in the westerly line of Shirley McCord Property of record in Deed Book 385, page 125, Register's Office said County; thence, with the line of said McCord S. 4 deg. 29 min. 48 sec. E. 100.00 feet to an iron pin set, the most southwest corner of said McCord and being in the northerly line of an access easement; thence, crossing said access easement S. 12 deg. 58 min. 17 sec. E. 140.17 feet to an iron pin set in the northerly margin of said Shiloh Road; thence, with the margin of said Shiloh Road for the next three calls as follows: S. 77 deg. 50 min. 44 sec. W. 40.66 feet to a point; thence, with a curve to the left having a central angle of 16 deg. 38 min. 04 sec., a radius of 855.05 feet, and an arc length of 248.24 feet to a point; thence, S. 61 deg. 12 min. 40 sec. W. 46.24 feet to the beginning, containing 1.845 acres more or less.

Description continued on Attachment A

BILL GARRETT, Davidson County
Trans:T20100002309 DEEDWARR
Recvd: 01/12/10 15:36 3 pgs
Fees:17.00 Taxes:0.00
20100112-0002938

unimproved ( )

This is improved (X) property, known as Rt. 6, Tinnon Road (House Number)

Goodlettsville, TN 37072 (P.O. Address) (City or Town)

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.

Whenever 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 29th day of April, 1988

Bernice T. McCord

ENTERED
JUN 8 1988
THOMAS C. MARLIN
TAX ASSESSOR

REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE

ALABAMA
STATE OF TENNESSEE
COUNTY OF Choctaw

746

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Bernice McCord

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Cedar Bluff, Alabama, this 29th day of September, 1988

My commission expires February 25, 1989 Notary Public Linda R. Glover

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

D. Ronald Ingram

Sworn to and subscribed before me
this 8th day of June, 1988.
My commission expires 11/5/90 Notary Public Jimmie D. Hawkins

NOTARY PUBLIC AT LARGE

This instrument was prepared by:

INGRAM & LOWE ATTORNEYS, 405 Two Mile Pike, Goodlettsville, TN 37072

Name Address

WARRANTY DEED

FROM

TO

REGISTER'S OFFICE
SUMNER COUNTY, TENNESSEE
SUMNER COUNTY TENNESSEE
1786

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

ATTACHMENT A

Included within the above described tract is a 15 foot access easement leading from Tinnon Road to the easterly line of the above described tract at the southwest corner of said Shirley McCord Property and being with the center line being described as follows: BEGINNING at a point in the easterly margin of said Tinnon Road said point being located N. 38 deg. 03 min. 21 sec. W. 109.57 feet from said beginning point of Tract 1; thence, with the center line of said easement from said Tinnon Road N. 56 deg. 51 min. 25 sec. E. 134.00 feet to a point; thence, N. 71 deg. 29 min. 22 sec. E. 97.00 feet to a point; thence, N. 71 deg. 53 min. 33 sec. E. 22.00 feet to a point; thence, N. 68 deg. 15 min. 20 sec. E. 133.07 feet to a point in the easterly line of said Tract 1.

Being part of the property devised to grantor by instrument of record in Record Book 18, Page 729, Register's Office for Sumner County, Tennessee.

747

STATE OF TENNESSEE
SUMNER COUNTY

I, Pamela L. Whitaker, Register in and for said State and County do hereby certify that this is a true and correct copy of a Deed which appears of record in Book 25 Page 745 Register's Office, Sumner County, Tennessee.
Given under my hand and official seal at office in Gallatin, TN
This the 11th day of August 2009.

Pamela L. Whitaker, Register of Deeds

REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE