For and in consideration of the sum of $ 10,450.00 ----------

Ten Thousand Four Hundred Fifty and No/100 ---------- **DOLLARS**

Cash in hand paid by James L. Tidwell and wife, Sadie Sue Tidwell, the receipt of which is hereby acknowledged, we,

M. C. Butts and wife, Dixie R. Butts

have bargained and sold, and by these presents do transfer and convey unto the said James L. Tidwell and wife, Sadie Sue Tidwell

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. 580 on the Map of Cloverhill Subdivision, Section VIII, as of record in book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee.
Said Lot No. 580 fronts 90 feet on the northeasterly margin of Cloverwood Drive and extends back between lines 377.5 feet on the northwesterly line and 359.4 feet on the southeasterly line to a dead line in the rear measuring 92 feet thereon.
being a part of the property conveyed to M. C. Butts and wife, Dixie R. Butts by warranty deed from J. R. Coursey, Trustee, as of record in book 2350, page 281, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and building lines now applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Tidwell and wife, Sadie Sue Tidwell their **heirs and assigns, forever.**

And we do covenant with the said James L. Tidwell and wife, Sadie Sue Tidwell 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. We hereby covenant and

And we, M. C. Butts and wife, Dixie R. Butts

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Tidwell and wife, Sadie Sue Tidwell **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand this 1st day of March, 1962.

M. C. Butts

Dixie R. Butts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen, Jr., **a Notary Public in and for said County and State, the within named** M. C. Butts and wife, Dixie R. Butts

the bargainors, **with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville, **Tennessee, this** 1st **day of** March, **19** 62.

Commission expires 1-7-63

James R. Pearigen
Notary Public

WARRANTY DEED

FROM M. C. BUTTS AND WIFE,
DIXIE R. BUTTS

TO JAMES L. TIDWELL AND WIFE,
SADIE SUE TIDWELL

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
Received and filed 1 MAR 1962 at 1:57 P.M.
Book 2662 Page
Fee $2.00
JAMES P. WILSON, Register
By

DOCUMENTARY TAX PAID
Commonwealth of Virginia
City of Richmond