WARRANTY DEED TTC 165199

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 8, 1956, in the original principal sum of $9,300.00, payable to Guaranty Mortgage Company in monthly installments of $47.15, including interest at 4½% per annum, said note being secured by a deed of trust executed by Rodney Adrian Tidwell and wife, to Herschel Greer, Trustee, of record in Book 2569, page 505, Register's Office for Davidson County, Tennessee,

RODNEY ADRIAN TIDWELL and wife, CAROL (CARROLL) J. TIDWELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LUTHER G. EVANS and wife, MAIBELLE EVANS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County, plus that portion of the Reserved Tract, shown on said Plan, that lies adjacent to said lot on the east.

Said Lot No. 64 and portion of the Reserved Tract fronts 70 feet on the easterly side of Pearson Place and runs back between parallel lines, 210.09 feet on the northerly side and 203.72 feet on the southerly side, to a dead line in the rear measuring 70.29 feet.

Being the same property conveyed to Rodney Adrian Tidwell and wife, Carol(Carroll) J. Tidwell, by two deeds from Radnor Lumber Company, of record in Book 2596, page 569, and in Book 2601, page 243, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2495, page 365, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for a deed of trust of record in Book 2569, page 505, RODC.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 21st day of October, 19 63

Carol (Carroll) J. Tidwell — Carol(Carroll) J. Tidwell

Rodney Adrian Tidwell — Rodney Adrian Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Rodney Adrian Tidwell and wife, Carol (Carroll) J. Tidwell,

the bargainor(s), 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, the 21st day of October, 19 63 Reau E. Folk, Jr.

Notary Public

My commission expires: July 26, 1966

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record JAN 14 A.D. 1964 at 11:25 o'clock
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.00
Deputy Reg.

WARRANTY DEED
CB&F
From
RODNEY ADRIAN TIDWELL and wife
To
LUTHER G. EVANS and wife.

8047 10/21/63