Prepared by: Earl Thompson, 415 Nashville Trust Bldg., Nashville, Tenn.

BOOK 4190 PAGE 280

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Seth Tidwell, et ux (NAME:)	Same (NAME:)	6DA-60216
236 Nunley Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	MAP 133-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	PAR 291

For and in consideration of the sum of Ten and no/100 ($10.00)---------- ---------- **DOLLARS** and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

Randall Phillips Builders, Inc. **have bargained and sold, and by these presents do transfer and convey unto the said** James Seth Tidwell and wife, Pauline Comer Tidwell and their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 112 on the Plan of Section III, Valley View Meadows, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 112 fronts 80 feet on the northerly side of Nunley Drive, and extends back 272.65 feet on the westerly line and 253.41 feet on the easterly line to a dead line on which it measures 82.28 feet. Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Ben Read McDonald and wife, as of record in book 3770, page 610, Register's Office for said County.

Title is conveyed subject to: restrictions recorded in Book 3673, page 439, and in Book 3770, page 214, made applicable to the land in question by instrument in Book 4065, page 227, amended by instrument in Book 4082, page 106, Register's Office for said County; and 30-foot set-back line from Nunley Drive, and 10-foot easement for public utilities and drainage, and anchor easement 2½ x 25 feet and southwest front corner of lot.

This is unimproved ( ) improved ( ) property, known as 236 (House Number) Nunley Drive (Street), Nashville (P. O. Address: City or Town), Tennessee (Postal Zone)

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 its **hand** this 16th **day of** Nov., 19 67

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
PRESIDENT

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Lunsford M. Hollins Jr., a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 16th day of Nov., 1967.

My commission expires Jan. 30, 1968

Lunsford M. Hollins Jr.
Notary Public

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES SETH TIDWELL, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

96608

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 17 2 47 PM '67

NOTE
RECORDING FEE $ 3.00
DEP. REC. $

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R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 17 1967

STATE TAX $ 2.73
PROBATE .50
TOTAL $ 2.73

NOV 17 1967