SMITH & SELLERS
ATTORNEYS AT LAW

BOOK 1285 PAGE 147

Address New Owner:	Send Tax Bills To:	MAP-PARCEL NUMBERS
TIDWELL, Larry G. 191 Luna Drive, Nashville, Tennessee	United Mortgagee Servicing Corp., 3200 Pacific Avenue Virginia Beach, Virginia	Map. 148-3 Pal. 35 PW

STATE OF TENNESSEE]
ss.
DAVIDSON COUNTY]

PREPARED BY SMITH & SELLERS ATTYS.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND, TWO HUNDRED FIFTY AND NO/100 ($16,250.00) DOLLARS paid and to be paid as follows: $2,000.00 cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an indebtedness payable to United Mortgage Servicing Corporation and secured by a deed of trust on the herein described property of record in Book 3624, page 599, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and provisions; and the execution by the grantees herein of their one certain promissory note of even date herewith in the principal amount of $2,000.00, which note is secured by a deed of trust executed simultaneously herewith by the grantees embracing the property herein conveyed;

We, the undersigned, JACK R. VICKERS and wife, ELMA F. VICKERS, have bargained and sold and do hereby transfer and convey unto LARRY G. TIDWELL and wife, BARBARA J. TIDWELL, their heirs and assigns, forever, that certain house and lot of ground situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Cherokee Hills, Section II, as of record in Book 3106, page 149, Register's Office of Davidson County, Tennessee, as follows:
>
> Said Lot No. 201 fronts 182 feet on the westerly side of Luna Drive and runs back between lines 126.2 feet on the northerly side and 170.6 feet on the southerly side to a line in the rear measuring 128.3 feet thereon.
>
> Being the same property conveyed to the undersigned by deed from New Style Homes, Inc. appearing of record in Book 4190, page 48, Register's Office of Davidson County, Tennessee.

This is improved property known as 191 Luna Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said LARRY G. TIDWELL and wife, BARBARA J. TIDWELL, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered except as hereinbefore set forth and except by lien of the 1968 taxes, which taxes are assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

All our right, title and interest in and to the escrow account held by United Mortgagee Servicing Corporation is hereby transferred to the grantees herein, together with the existing insurance. The grantors will make the November, 1968 payment and the grantees will make all subsequent payments, adjustment having been made between the parties as to the November, 1968 payment.

Possession of the within described party to be given to the grantees herein on or before November 15, 1968.

WITNESS OUR HANDS, this the first day of November, 1968.

Jack R. Vickers

Elma F. Vickers

STATE OF TENNESSEE]
RUTHERFORD COUNTY] ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JACK R. VICKERS and wife, ELMA F. VICKERS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within (DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office in Murfreesboro, Tennessee, this the 2nd day of November, 1968.

William T. Sellers
Notary Public

My commission expires: July 23, 1970.

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I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 16,250 , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

[signature]
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAYS OF Nov , 1985 ,

[signature]
NOTARY PUBLIC OR REGISTER

My commission expires 2/23/90

[illegible] 1 [illegible] 2 0 7 0

NOV-85 CONV 16,250.00
NOV-85 S'TAX A* 42.12
NOV-85 PR'FEE A* .50
NOV-85 W'DEED A* 4.50 * 47.12