This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wilson M. Tidwell et ux (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	Map 60-2-241
3057 Richmond Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS) BOOK 4294 PAGE 238	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) DOLLARS cash in hand paid by Wilson M. Tidwell and wife, Patricia S. Tidwell, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dollars, and for the further consideration of Wilson M. Tidwell and wife, Patricia S. Tidwell, assuming and agreeing to pay balance owing under Deed of Trust executed by Donald Adolphus Russell and wife, Patricia M. Russell, to Miller Kimbrough, Trustee, as of record in Book 3268, page 389, Register's Office for Davidson County, Tennessee, to secure Kimbrough-Kavanaugh Company one note dated July 20, 1961, for the sum of $13,700.00, with interest as set forth in said note, payable as specified therein, we, James V. Hill and wife, Ruth A. Hill,

have this day bargained and sold, and do hereby transfer and convey unto the said

Wilson M. Tidwell and wife, Patricia S. Tidwell,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for said County.

Said Lot No. 167 fronts 80.0 feet on the westerly margin of Richmond Hill Drive and runs back between lines, measuring 140.0 feet on the northerly side and 136.7 feet on the southerly side to a dead line in the rear, on which it measures 61.5 feet.

Being the same property conveyed to James V. Hill and wife, Ruth A. Hill, by deed from Winfield Baxter Coffee, et ux, of record in Book 4099, page 866, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,216.77

Subscribed and sworn to before me, this the 12 day of December 1968

(Wilson M. Tidwell)
Affiant

My commission expires: Oct 23, 1972 (Affix Seal)

Thomas D. Dufford
Notary Public

This is unimproved ( ) improved (X) property, known as 3057 Richmond Hill Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Wilson M. Tidwell and wife, Patricia S. Tidwell,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wilson M. Tidwell and wife, Patricia S. Tidwell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 12th day of December, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James V. Hill

Ruth A. Hill

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas D. Gupton, a Notary Public in and for said County and State, James V. Hill and wife, Ruth A. Hill,

the within named 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 13th day of December, 19 68

Thomas D. Gupton
Notary Public

Commission expires Oct. 28, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

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

.....Notary Public

Commission expires.....

DEC 16 68	CONV	14,216.77			
DEC 16 68 S'TAX			B*	36.92	
DEC 16 68 PR'FEE			B*	.50	
DEC 16 68	W'DEED		B*	3.00	* 40.42

WARRANTY DEED

FROM JAMES V. HILL, et ux

TO WILSON M. TIDWELL, etux

A 24059

IDENTIF. REFERENCE

DEC 16 8 39 AM '68

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE