This instrument was prepared by Clark H. Tidwell, 22nd Floor, L & C Tower, Nashville, Tennessee

Send Tax Notice to:
Clark H. and Ann Dobson Tidwell
4711 Clendenin Road
Nashville, Tennessee

Map - Parcel Numbers:
Map 92-8
Parcel 195

WARRANTY DEED BOOK 4405 PAGE 202

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND ($5,000.00) DOLLARS, N. S. HOLIDAY and wife, LOUISE E. HOLIDAY, have this day bargained and sold, and do hereby transfer and convey unto the said CLARK H. TIDWELL and wife, ANN DOBSON TIDWELL, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of the Unsold Lots of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County.

Said part of said lot fronts 26.5 feet on the northerly side of Charlotte Avenue formerly Cedar Street and runs back between lines, 146 feet more or less on the easterly line and 146 feet more or less on the westerly line, to the southerly margin of Shankland Alley, measuring 32 feet more or less thereon.

Except there has been condemned or taken by the State of Tennessee in fee simple for Project I-40-4(18)208 from the above-described property, by the right of eminent domain, which before the take contained 4,275 sq. ft., the said part taken is described as follows:

Beginning at a point in the northerly margin of Charlotte Avenue, south 61 degrees 26 minutes 08 seconds west 83.00 feet from the intersection of the northerly margin of Charlotte Avenue and the westerly margin of 13th Avenue, as surveyed along the northerly margin of Charlotte Avenue, said point being the southeast corner of a tract of land conveyed to N. S. Holiday and wife, as of record in Book 2203, Page 584, Register's Office for Davidson County, Tennessee, and the southwest corner of a tract conveyed to Frank Finkelstein, as of record in Book 3311, Page 52, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, north 26 degrees 56 minutes 46 seconds west 52.91 feet to a point, said point being on an arc having a radius of 25 feet; thence westerly along said arc, curving to the right, 19.12 feet to a point of tangency; thence south 60 degrees 16 minutes 55 seconds west 10.75 feet to a point in the common line between said N. S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, Page 432, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts, south 28 degrees 28 minutes 13 seconds east 45.36 feet to a point in the northerly margin of Charlotte Avenue; thence with the northerly margin of Charlotte

Avenue and the southerly boundary of said N. S. Holiday tract, north 61 degrees 26 minutes 08 seconds east 26.50 feet to the point of beginning, containing 1,274 square feet, and over which there is the right of access.

Being the same property conveyed to N. S. Holiday and wife, Louise E. Holiday, by deed from Maggie Schoolfield, of record in Book 2203, page 584, said Register's Office.

This is unimproved property, known as 1308 Charlotte Avenue, Nashville, Tennessee, and contains 3,001 sq. ft.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CLARK H. TIDWELL and wife, ANN DOBSON 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 a slope easement which has been condemned or taken by the State of Tennessee which is described as follows:

Beginning at a point in the common line between the westerly boundary of a tract of land conveyed to N. S. Holiday and wife, as of record in Book 2203, Page 584, Register's Office for Davidson County, Tennessee, and the easterly boundary of a tract of land conveyed to Frank Finkelstein, as of record in Book 3311, Page 52, Register's Office for Davidson County, Tennessee, said point being north 26 degrees 56 minutes 46 seconds west 52.91 feet from the northerly boundary of Charlotte Avenue as surveyed along said common line; thence continuing along said common line, north 26 degrees 56 minutes 46 seconds west 38.76 feet to a point; thence south 15 degrees 24 minutes 08 seconds east 34.38 feet to a point; thence south 30 degrees 18 minutes 47 seconds west 24.76 feet to a point in the common line between said N. S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, Page 432, Register's Office for Davidson County, Tennessee; thence with and binding on the Right-of-Way taking previously described herein, north 60 degrees 16 minutes 55 seconds east 10.75 feet to a point of curvature of an arc having a radius of 25 feet; thence northerly along said arc, curving to the left, 19.12 feet to the point of beginning, containing 292 square feet.

Cut and fill slopes are to be constructed on the said slope easement and will remain the property of the property owner and may be used for any purpose desired, provided such use does not damage, destroy or weaken the support of said road after it is constructed or interfere with the drainage or maintenance of same. This easement shall terminate upon the grading of the said easement area to the plane of the highway or at such time as any other construction is performed which would eliminate the need for the said easement.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate

to said CLARK H. TIDWELL and wife, ANN DOBSON TIDWELL, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 19 day of March, 1970.

N. S. Holiday

Louise E. Holiday

A71961

IDENTIF. REFERENCE!

MAR 20 10 11 AM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, N. S. Holiday and wife, Louise E. Holiday, 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* 19 day of March, 1970.

Marie M. Bude
Notary Public

My commission expires: 11-18-71.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,000.00. Affiant Clark H. Tidwell

Subscribed and sworn to before me this 20 day of March 1970

Deputy Register B Bumble

MAR 20	CONV	*5,000.00				
MAR 20 S'TAX			A*	13.00		
MAR 20 PB'FEE			A*	.50		
MAR 20	W'DEED		A*	4.50	*	18.00