THIS INSTRUMENT PREPARED BY: WILLIAM E. HIGGINS, ATTNY. 338 46th Ave. No. Nashville, Tennessee 37209

WARRANTY DEED BOOK 4448 PAGE 199

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Larry W. Tidwell	SAME	
(NAME)	(NAME)	Map 103-4
4401 Nevada Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 374
Nashville, Tenn. 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Three Thousand Nine Hundred Thirty Nine and 73/100ths------($3,939.73)---------- *Dollars,* of which $435.26 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder the said Larry W. Tidwell and wife Candia Tidwell assume and agree to pay the unpaid balance of $3,504.37 of an original indebtedness secured by a vendor's lien retained in the deed of record in Book 4223, page 781, Register's Office for Davidson County, Tennessee, we, Joseph C. Sullivan and wife Delema L. Sullivan

have this day bargained and sold, and do hereby transfer and convey unto the said Larry W. Tidwell and wife Candia Tidwell, their

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

Land in Davidson County, Tennessee, being the east half of Lot No. 73, on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61, Register's Office for said County.
Said easterly half of lot 73 fronts 50 feet on the north side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Joseph C. Sullivan and wife Delema L. Sullivan by deed from William P. Ackerman and wife as of record in Book 4223, page 781, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,939.73

Subscribed and sworn to before me, this the 28th day of September 19 70

My commission expires: 1-23-72 (Affix Seal)

Affiant: Larry Wayne Tidwell

Notary Public: Willia E. Higgins

WILLIA E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 4006 (House Number) Nebraska Avenue (Street) Nashville 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 Larry W. Tidwell and wife Candia 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.*

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

Witness our *hand* s *this* 23rd *day of* September, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph C. Sullivan

Delema L. Sullivan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William E. Higgins, *a Notary Public in and for said County and State,* Joseph C. Sullivan and wife Delema L. Sullivan

*the within named 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* 23rd *day of* September, *19*70.

William E. Higgins
Notary Public

Commission expires 1-23-72

WILLIAM E. HIGGINS • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

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 contdined, 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 .....

SEP 28 70	CONV	*3,939.73				
SEP 28 70	S'TAX		A*	10.14		
SEP 28 70	PR'FEE		A*	.50		
SEP 28 70	W'DEED		A*	3.00	*	13.64

WARRANTY DEED

FROM

Joseph C. Sullivan, Etux

TO

Larry W. Tidwell and wife

Candia Tidwell

A 9 1 2 7 2

IDENTIF. REFERENCE

SEP 28 1 25 PM '70

FELIX Z. WILSON II 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