WARRANTY DEED

BOOK 4457 PAGE 748

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lloyd Cleo Tidwell (NAME)	Kimbrough-Kavanaugh & Asso. (NAME)	Map 22-16
1913 Valley Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	404 Jas. Robertson Parkway (STREET ADDRESS)	Par 78
Nashville, Tenn. 37216 (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,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3194, page 61, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

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

Lloyd Cleo Tidwell and wife, Hazel M. Tidwell

their ~~XXXXXX~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the northerly side of Valley Park Drive, and extends back 166 feet on the easterly line and 157.5 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Franklin D. Young and wife, Dorothy N. Young of record in Book 4450, page 461, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,130.21

Subscribed and sworn to before me, this the 6th day of November, 19 70

Affiant

My commission expires: 5/7/74 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

Lloyd Cleo Tidwell and wife, Hazel M. Tidwell

their ~~XXXXXX~~

heirs and assigns forever. It covenant that it is 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 as noted above.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said

Lloyd Cleo Tidwell and wife, Hazel M. Tidwell, their

~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6th day of November, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, PRESIDENT

This Instrument Was Prepared By

Phillip Sanders Jr.

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named 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.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar ..... *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes, President ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President ..... *of the* Oakes & Smith Realty Co., Inc. ..... *the within named bargainor, a corporation, and that* he *as such* President ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President .....

Witness my hand and seal, at office in Nashville ..... *this* 6th *day of* November, *19* 70

Nellie T. Weimar ..... *Notary Public*

Commission expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

OAKES AND SMITH REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

LLOYD CLEO TIDWELL, ET UX

1213 Vaulx Lane

NOV-9 70	CONV	15,130.21			
NOV-9 70	S'TAX		A*	39.26	
NOV-9 70	PR'FEE		A*	.50	
NOV-9 70	W'DEED		A*	3.00	* 42.76

A 95641

IDENTIF. REFERENCE

Nov 9 9 18 AM '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

PEDIGO & SAINDON