Prepared by: James H. Hill, Attorney, 320 So. Gallatin Rd., Madison, Tenn.

# WARRANTY DEED

BOOK 4474 PAGE 72

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. & Mrs. Bobby D. Tidwell | SAME | Map. 34-3 |
| (NAME) | (NAME) | |
| East Hill Drive | | Par. 91 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tenn | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pat |

*For and in Consideration of the sum of* Ten and no/100 ---------- ($10.00) --- *DOLLARS* cash in hand paid and for other good and valuable consideration, the receipt of which is hereby acknowledged.

W.D. Tidwell, Sr. and wife, Ella Mae Tidwell, the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* Bobby Dale Tidwell and wife, Melva N, the grantees and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civile District of Davidson County, Tennessee, being the third Addition to Shepherd Hills of the W. D. Tidwell Subdivision, as of record in Book 4350, page 140, Register's Office for said County, described as follows:
Beginning at a monument in the northwesterly margin of East Hill Drive; thence leaving said margin North 52deg. 19' West 345 feet to a monument; thence north 43deg. 18' East 315.90 feet to a monument; thence south 51 deg. 48' East 265 Feet to a monument in the northwesterly margin of said East Hill Drive; thence with said margin South 37 deg. 52' West 312 feet to the beginning, containing 2.01 acres.
Being part of the same property conveyed to W.D. Tidwell and wife, Ella M. Tidwell, by deed from J. L. Newman and wife, Wilda T. Newman, of record in Book 3308, page 337, R.O.D.C, Tennessee.

unimproved ( )
This is improved (X) property, known as 1 (House Number) East Hill (Street) Drive Madison (P. O. Address:) Tenn (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* grantees and their *heirs and assigns, forever.*

*And* we *do covenant with the said* grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 30th *day of* July, *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.*

+ W D Tidwell Sr
+ Ella Mae Tidwell

K 4474

BOOK 4474 PAGE 73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.D. Tidwell, Sr. and wife, Ella Mae Tidwell 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 Madison, Tennessee, this 30th day of July, 19 70.

James H. Hill Notary Public

Commission expires 5/7/74

| | | | | | |
|---|---|---|---|---|---|
| A.155 | CONV | *3,500.00 | | | |
| A.155 | S'TAX | | A* | 9.10 | |
| A.155 | PR'FEE | | A* | .50 | |
| A.155 | W'DEED | | A* | 3.00 | * 12.60 |

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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $3,500.00*, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

W.D. Tidwell Sr
Affiant

Subscribed and sworn to before me this the 30th day of July 1970

James H. Hill
Notary Public

Commission Expires: 5/7/74

B02141

IDENTIF. REFERENCE

JAN 15 2 35 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

019,232-5

**WARRANTY DEED**

FROM
W.D. Tidwell, Sr. etux
TO
Bobby Dale Tidwell et ux

Fidelity Federal Savings & Loan

Compliments of
**Madison Title Company**
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to - Bobby Dale Tidwell - 115 Shakespeare Hills Dr. - Madison, Tenn.