BOOK 4783 PAGE 727

This Instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Baxter Gilbert,	Same	Map 174
(NAME) *Preston Road* et ux	(NAME)	Parcel 40
(STREET ADDRESS OR ROUTE NUMBER) *Antioch, Tennessee*	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND AND NO/100---------- ($12,000.00)---------- *Dollars,*

cash in hand paid,

We, Larry G. Tidwell and wife, Barbara A. Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said Clayton Baxter Tidwell and wife, Mary Lou Gilbert, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 5th Civil District of Davidson County, Tennessee, being Lot "Q" on the survey made by E. L. Miller, Jr. & Co., October 29, 1965, as follows:
Beginning at a point in the center of Preston Road, said point being 547.6 feet northerly from the intersection of the center line of the said Preston Road and the center line of Old Franklin Road; thence south 85° 35' east 817.8 feet to an iron pin; thence north 4° 45' east 126.9 feet to an iron pin; thence north 76° 15' west 825.3 feet to the center of Preston Road; thence with the center of the same around a slight curve, southerly 22.7 feet and continuing with the center of same south 4° 25' west 232 feet to the beginning, containing 3.5 acres, more or less.

Being the same property conveyed to Larry G. Tidwell and wife, Barbara A. Tidwell, by deed from J. E. Moss and W. F. Moss, as of record in Book 3958, page 825, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 25th day of January 19 74

My commission expires: 8-2-76 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 3.5 Acres Preston Road, Antioch, 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 Clayton Baxter Gilbert and wife, Mary Lou Gilbert 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 as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clayton Baxter Gilbert and wife, Mary Lou Gilbert their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 26th *day of* January, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry G. Tidwell
Larry G. Tidwell

Barbara A. Tidwell
Barbara A. Tidwell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jesse R Miller, a Notary Public in and for said County and State, Larry G. Tidwell and Barbara A. Tidwell

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 26-24 day of January, 1974.

Jesse R Miller, Notary Public

Commission expires 8-2-76

NOTARY PUBLIC STATE OF TENNESSEE

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 .....

JAN 28 74 CONV 12,000.00
JAN 28 74 S TAX A* 31.20
JAN 28 74 PR FEE A* .50
JAN 28 74 W DEED A* 4.00 * 35.70

C 39990

IDENTIF. REFERENCE

JAN 28 1 38 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Larry G. Tidwell, et ux

TO
Clayton Baxter Gilbert, et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238