Mail to John William Cooper
323 Rural Hill Road
Nashville Tennessee

WARRANTY DEED

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

BOOK 4792 PAGE 772

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John B. Garner III et ux (NAME)	Lomas and Nettleton (NAME)	Map 150-1
513 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Parcel 155
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	2D58027

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance of a note in the original amount of $15,200.00 secured by a Deed of Trust of record in Book 4214, page 531, Register's Office for Davidson County, Tennessee,

we, Randall H. Tidwell and wife Billie Randolph J. Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said John B. Garner III and wife Mary E. Garner

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

Land in Davidson County, Tennessee, being Lot No.123 on the Plan of Edge-O-Lake Estates, Section 8, as of record in Book 3700, page 101, Register's Office for said County.
Said Lot No. 123 fronts 41.99 feet along the north margin of the terminus of Clearwater Drive, extending back between lines measuring 155.01 feet on the easterly line and 175.72 feet on the southwesterly line, to a dead line in the rear, which is a broken line, measuring a total of 178.62 feet thereon.

Being the same property conveyed to Randall H. Tidwell and wife Billie Randolph J. Tidwell, by deed from Larry Dale Webb and wife Janice M. Webb, of record in Book 4344, page 148, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 28th day of February 19 74

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 513 Clearwater Drive (House Number) (Street), Nashville (P. O. Address), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John B. Garner III and wife Mary E. Garner 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* John B. Garner III and wife Mary E. Garner their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 28th *day of* February, 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.*

Randall H. Tidwell
Randall H. Tidwell

Billie Randolph J. Tidwell
Billie Randolph J. Tidwell

BOOK 4792 PAGE 773

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jesse Melton, a Notary Public in and for said County and State, Randall H. Tidwell and Billie Randolph J. 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 28th day of February, 19 74

Jesse R. Melton Notary Public

Commission expires 8-2-76

NOTARY PUBLIC AT LARGE 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 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 _____

MAR-1 72 CONV 22,886.65
MAR-1 72 S TAX A* 59.54
MAR-1 72 PR FEE A* .50
MAR-1 72 W DEED A* 4.00 * 64.04

RECORDER'S MEMO: Legibility and/or Clarity of Writing in this Document when received.

WARRANTY DEED

FROM RANDALL H. TIDWELL et ux

TO JOHN B. GARNER III et ux

C 43990

IDENTIF. REFERENCE

MAR 1 1 50 PM '74

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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