4792 784
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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF February 19 74

Notary Public

MY COMMISSION EXPIRES: 10-2-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Randall et ux (NAME)	The Lomas & Nettleton Company (NAME)	
Pecan Valley Road, Rte 3 (STREET ADDRESS OR ROUTE NUMBER)	P O Box 964 (STREET ADDRESS)	83-2
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	45

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew J. Tidwell and wife, Helen Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. L. Randall and wife, Shirley Randall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly 52 feet of Lot No. 2 on the Map of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 52.0 feet on the northerly margin of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley.

Being the same property conveyed to Andrew J. Tidwell and wife, Helen Tidwell by deed from Jesse L. Thompson and Jacklyn E. Thompson, as tenants in common, of record in Book 4737, page 602, Register's Office for Davidson County, Tennessee; Helen Tidwell and Helen Anne Tidwell being one and the same person.
This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This conveyance is made subject to a first deed of trust note secured by a deed of trust executed by Andrew J. Tidwell and wife, Helen Tidwell, to Ernest W. Turnbull, Trustee, securing The Lomas and Nettleton Company in the original principal sum of $16,000.00, payable $114.72 per month, dated August 10, 1973, of record in Book 4737, page 604, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Lomas & Nettleton Company or assigns, and including the prepaid hazard insurance now in force in connection with said loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (X) property, known as 1404 East Greenwood (House Number) (Street) Nashville, Tenn. (P. O. Address) (City or Town) (Postal Zip)

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, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13th day of February, 1974

X Andrew J. Tidwell

Andrew J. Tidwell

X Helen Anne Tidwell

Helen Tidwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew J. Tidwell and Helen (Anne) Tidwell

the 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 13th day of February 19 74.

Commission expires 1-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Andrew J. Tidwell et ux

TO
M. L. Randall et ux

C 43995

IDENTIF. REFERENCE

MAR 1 2 23 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-1-74	CONV	16,000.00			
MAR-1-74	S'TAX		A*	41.60	
MAR-1-74	PR'FEE		A*	.50	
MAR-1-74	W'DEED		A*	4.00	* 46.10