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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 $35,000.00

Valley A. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 75

Notary Public

MY COMMISSION EXPIRES: 8-7-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nora Jane James (NAME)	County Mort. Co. (NAME)	12D 58102
136 Oak Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1st Amer Center (STREET ADDRESS)	Map 60-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nash, Tenn (CITY) (STATE) (ZIP)	Parcel 94

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, James Andrew Tidwell, divorced and Rebecca Jane Tidwell, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nora Jane James

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:

BEING Lot No. 95, on the Plan of Oak Park Subdivision, Section 1, of record in Plat Book 3600, page 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James Andrew Tidwell et ux Rebecca Jane Tidwell by deed from Billy C. Campbell et ux Dorothy D. Cambell of record in Book 4305, page 695, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office for said County.

THIS conveyance is made subject to a first mortgage through Guaranty Mortgage Company as of record in Book 3903, page 413.

This is unimproved ( ) improved (XX) property, known as 136 Oak Park Drive, Nashville, Tennessee 37207
(House Number) (Street) (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 17th day of February, 19 75

James Andrew Tidwell
James Andrew Tidwell

Rebecca Jane Tidwell
Rebecca Jane Tidwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Andrew Tidwell, and Rebecca Jane Tidwell

the 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 Nashville, Tennessee, this 17th day of February, 19 75

Commission expires 8-17-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

JAMES ANDREW TIDWELL, A SINGLE MAN

REBECCA JANE TIDWELL, A SINGLE WOMAN

TO

NORA JANE JAMES

C 87937

IDENTIF. REFERENCE

FEB 18 1 36 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 12

FEB 18 75	CONV	35,000.00			
FEB 18 75	S'TAX		A*	91.00	
FEB 18 75	PR'FEE		A*	.50	
FEB 18 75	W'DEED		A*	4.00	* 95.50

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