ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
K. A. Overholser et ux.	Same BOOK 4987 PAGE 136	104-6-22
(NAME)	(NAME)	
523 - 32nd Ave. So.		26W-6420
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS

paid in cash, and other good and valuable consideration received from the grantees hereinafter named; we,

JAN-97	CONV	38,000.00			
JAN-97	S'TAX		B*	98.80	
JAN-97	PR'FEE		B*	.50	
JAN-97	W'DEED		B*	4.00	* 103.30

NEIL H. TIDWELL and wife, LINNIE TIDWELL,

have bargained and sold, and by these presents do transfer and convey unto the said K. A. OVERHOLSER and wife, SUSAN S. OVERHOLSER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 87 and 88 on the Map Showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Said Lot 87 is described as beginning at a point on the northerly margin of Orient Circle 387.5 feet east of the southeasterly margin of Marlborough Avenue, being the common corner of Lots 87 and 88; thence with the margin of Orient Circle, eastwardly 60 feet to the corner of Lots 86 and 87; thence with the line between said lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet to the corner of Lots 87 and 88; thence with the line between said lots, southwardly 150 feet to the beginning.

Said Lot No. 88 is described as beginning at a point on the northerly margin of Orient Circle 327.5 feet east of the southeasterly margin of Marlborough Avenue, at the common corner of Lots 89 and 88; thence with said Circle, eastwardly 60 feet to the corner of Lots 87 and 88; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet to the corner of Lots 88 and 89; thence with the line between said two lots, southwardly 150 feet to the beginning.

Being the same property conveyed to Neil H. Tidwell and wife, Lennie Tidwell, by deed from Akorn Realty Company, a Tennessee Corporation, and George L. Heimbach and wife, Luetta P. Heimbach, of record in Book 2284, page 277, Register's Office for Davidson County, Tennessee; the said Lennie Tidwell and Linnie Tidwell being one and the same person.

This conveyance is subject to restrictions, easements and setback lines applicable to said property and to the lien of taxes for the year 1976.

This is unimproved ( ) improved (X) property, known as 523 - 32nd Avenue, South (House Number) (Street)

Nashville, TN 37212 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of January, 1976.

Neil H. Tidwell

Linnie Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Neil H. Tidwell and wife, Linnie 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 9th day of January, 1976.

My commission expires 4/25/76 Notary Public Mary Ensey

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mark D Ogletree

Sworn to and subscribed before me this 9th day of Jan., 1976.

My commission expires 4/25/76 Notary Public Mary Ensey

This instrument was prepared by:

Name	Address
John J. Archer, Attorney	300 James Robertson Parkway, Nashville, TN 37201

PLEASE RETURN TO

WARRANTY DEED

FROM NEIL H. TIDWELL, ET UX

TO K. A. OVERHOLSER, ET UX

D 31576.

RECEIVED FOR REFERENCE

JAN 9 4 15 PM '76

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219