BOOK 5017 PAGE 92 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 42,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 1976.

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK TIDWELL (NAME)	Commerce Union Bank (NAME)	MAP 96-5
232 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers, Suite 2114 (STREET ADDRESS)	PAR 8
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	3D 17165

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, MARTIN A. BYRD, II et ux NORMA H. BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK TIDWELL et ux ELLEN TIDWELL

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 part of Lot No. 92 on the Plan of Bluefields, of record in Book 843, page 34, Register's Office for said County, and being described as Lot "C" on the unrecorded Map of the Resubdivision of Lots Nos. 45, 46, etc. as shown by a survey of Z. J. Wilkinson, dated April 6, 1940, and described according to a survey of John Kohl, dated October 1, 1975, as follows:

BEGINNING at a point in the westerly margin of Cumberland Circle, said point being northwestwardly 63 feet along said Circle from the common front corner of Lots 91 and 92; thence westwardly 403 feet to a point; thence northeasterly 200 feet to a point; thence southeasterly 319 feet to a point in the westerly margin of Cumberland Circle; thence with the margin of the same 72 feet to the point of beginning.

BEING the same property conveyed to Martin A. Byrd, II and wife, Norma H. Byrd by deed from Fred Friedli, Jr. and wife, Beatrice Florence Friedli of record in Book 2992, page 266, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is improved (XX) unimproved ( ) property, known as 232 Cumberland Circle (House Number) (Street) Nashville, TN 37214 (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 hands this 16TH day of APRIL, 19 76

Martin A. Byrd, II

Norma H. Byrd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTIN A. BYRD, II et ux NORMA H. BYRD

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 16TH day of APRIL, 1976.

Commission expires 9-8-79

Patricia A. Hales
Notary Public

SPICER ★ ESSEE ★ NOTARY PUBLIC AT LARGE STATE OF TENN.

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 (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

D 45493

WARRANTY DEED

FROM
MARTIN A. BYRD, II

TO
MARK TIDWELL

IDENTIF. REFERENCE

APR 20 2 52 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR 20 76	CONV	42,000.00			
APR 20 76	S'TAX		B*	109.20	
APR 20 76	PR'FEE		B*	.50	
APR 20 76	W'DEED		B*	4.00	* 113.70

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 8
Room 1
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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