PREPARED BY: A. B. Neil, Jr., Attorney, 1113 United American Bank Building, Nashville, Tennessee 37219

BOOK 5070 PAGE 261

WARRANTY DEED

Lexin #111400-2

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George M. Tidwell, et ux (NAME)	Fidelity Federal (NAME)	
757 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	115-E
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	2 pcl

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- *Dollars,* ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOHN S. PHIPPS and wife, MARTHA M. PHIPPS,

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE M. TIDWELL and wife, DIANE S. TIDWELL, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for said county.

Said Lot No. 48 fronts a total of 208.6 feet on the westerly margin of Brownlee Drive along a slight curve and extends back westwardly 310.3 feet on the northerly side and 301 feet on the southerly side to a dead line measuring 64 feet.

Being the same property conveyed to John S. Phipps and wife, Martha M. Phipps by deed from Brookmeade Subdivision, Inc., a Tennessee corporation, of record in Book 2437, page 45, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,750.00

Subscribed and sworn to before me, this the 15th day of September, 19 76

Affiant

My commission expires

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 757 Brownlee Drive, Nashville, Tennessee 37205 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GEORGE M. TIDWELL and wife, DIANE S. TIDWELL, 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 1976 taxes which are prorated and assumed by the grantees and restrictions 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* GEORGE M. TIDWELL and wife, DIANE S. TIDWELL, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* September, 1976., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JOHN M. PHIPPS and wife, MARTHA M. PHIPPS,

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* 15th *day of* September, *19*76.

Judy L. [illegible] *Notary Public*

Commission expires 8-2-80

NOTARY PUBLIC DAVIDSON COUNTY, 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 .....

Loan # 111400-2

WARRANTY DEED

FROM
John S. Phipps and Martha M. Phipps

TO
George M. Tidwell and Diane S. Tidwell

SEP 20 76 CONV $3,750.00
SEP 20 76 S'TAX 8* 165.62
SEP 20 76 PR'FEE 8* .50
SEP 20 76 W'DEED 8* 4.00 * 170.12

D 68838

IDENTIF. REFERENCE

SEP 20 3 45 PM '76

FEE.
DAVIDSON CO. TENN.

FIDELITY FIRST
LOAN ASSOCIATION

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE