WARRANTY DEED

BOOK 5076 PAGE 44

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Fannie E. Becker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Oct., 1976.

Notary Public

MY COMMISSION EXPIRES: 3-18-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fannie E. Becker (NAME)	FANNIE E. BECKER (NAME)	MAP 114
659 OLD HICKORY BLVD (STREET ADDRESS OR ROUTE NUMBER)	659 OLD HICKORY BLVD (STREET ADDRESS)	PAR 248
NASHVILLE, TENN. 37209 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENN 37209 (CITY) (STATE) (ZIP)	

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, Lester Kenneth Tidwell and wife, Lela June Graves Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fannie E. Becker, a widow

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 the 8th Civil District of Davidson County, Tennessee, being the northeasterly part of lot No. 3 on a survey of a part of H.C. Carter's 11.82 acre tract of land, described according to a survey mady by Watkins and Murray, Surveyors, July 16, 1947, and re-surveyed by S.H. Hurchison, April 6, 1964, as follows:

Beginning in the center of Old Hickory Boulevard at a point 493.9 feet south of the center line of Charlotte Pike, the southeast corner of lot no. 2 on said surveys; thence with the line between lots nos. 2 and 3, south 74 degrees west 152.8 feet to a stake on bank of a branch; thence south 4 degrees west 82 feet to a stake; thence north 78 degrees east 167.5 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard, north 7 degrees 30' west 88.6 feet to the beginning, containing 0.32 of an acre, more or less.

Being the same property conveyed to Lester Kenneth Tidwell and wife, Lela June Graves Tidwell by deed from John L. Tidwell and wife, Mildred Tidwell, as of record in Book 4338, page 515, said Register's Office.

unimproved ( )
This is improved (X) property, known as 659 Old Hickory Blvd. Nashville, TN. 37209
(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 28th day of September, 19 76

X Lester Kenneth Tidwell

X Lela June Graves Tidwell

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON

BOOK 5076 PAGE 45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lester Kenneth Tidwell and wife, Lela June Graves Tidwell

the bargainor, 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 Mt. Juliet Nashville, TN. this 28th day of September, 1976

Commission Expires 8-4-80 Harold Stanford, Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

B 71465

IDENTIF. REFERENCE

OCT-7¢	CONV	23,500.00			
OCT-7¢	S'TAX		B*	61.10	
OCT-7¢	PR'FEE		B*	.50	
OCT-7¢	W'DEED		B*	4.00	* 65.60

OCT 7 9 58 AM '76
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Lester Kenneth Tidwell etux

TO Fannie E. Becker

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Liberty of Setting

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York

R. W. Burnett Lehman Rel. Wilson