FILE BOX 3

Form No. WD-1

BOOK 5149 PAGE 463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,900.00

Richard D. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 1977

Notary Public

MY COMMISSION EXPIRES: 3-25-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Tidwell (NAME)	Baker Mortgage Corporation (NAME)	MAP 148-5
343 Dade Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PARCEL 143
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	5DU-03423

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 Joseph G. Francis and wife Nancy M. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Tidwell and wife Diane E. 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:

BEING Lot No. 70 on the plan of Haywood Acres, Section 1, as of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph G. Francis et ux. Nancy M. Francis, by deed from Armer B. Wolfe et ux. Edna P. Wolfe, as of record in Book 4349, Page 49, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 2928, Page 103, Register's Office for said County.

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

This is unimproved ( ) improved (XX) property, known as 343 Dade Drive (House Number) (Street) Nashville, TN 37211 (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 13TH day of MAY, 1977

Joseph G. Francis Joe M. Francis

Nancy M. Francis Nancy M. Francis

STATE OF TENNESSEE
Davidson County

BOOK 5149 PAGE 464

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph G. Francis and wife Nancy M. Francis

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 13TH day of MAY, 19 77

Commission expires 2.23.80

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

E04734

FILE BOX 3

WARRANTY DEED

FROM
Joseph G. Francis

TO
Richard D. Tidwell

IDENTIF. REFERENCE

MAY 20 9 51 AM '77

FEE & DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAY2077	CONV	31,900.00			
MAY2077	S'TAX		B*	82.94	
MAY2077	PR'FEE		B*	.50	
MAY2077	W'DEED		B*	4.00	* 87.44