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FORM NO. WD-1

LOAN#511591-4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

John M. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 1978.

Jane W. Enochs
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 11, 1982

(AFFIX SEAL)

This Instrument Was Prepared by
DENNEY, LACKEY & CHERIAN
218 Third Avenue North
Nashville, Tennessee 3720[illegible]

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John M. Tidwell etux (NAME) | Fidelity Federal Savings & Loan (NAME) | 47 D 12 |
| 1344 Kewood Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par 44 Ja |
| Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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~~ I, Fred M. Phipps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Tidwell and wife, Terrie L. 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 Lot No. 19 of Block "G" on the Plan of Jackson Park, Section 3, described according to a survey by James A. Hamilton, dated December 6, 1948.

Said Lot No. 19 fronts 181.9 feet on the southerly margin of Kenwood Drive and runs back between parallel lines 250 feet, to a line in the rear, measuring 181.9 feet thereon.

Being the same property conveyed to Fred M. Phipps and wife, Leona G. Phipps by deed from Lucien M. Davidson and wife, Martha W. Davidson, as of record in Book 2137, page 78, Register's Office for Davidson County, Tennessee; the said Leona G. Phipps having since died, the property is now vested in Fred M. Phipps.

This is unimproved ( ) improved ( ) property, known as 1344 Kewood Drive, Nashville, Tenn. 37216
(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 my hand this 14th day of December, 19 78

X Fred M. Phipps
Fred M. Phipps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C. W. Phipps, a Notary Public in and for said County and State, the within named Fred M. Phipps

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 19 78.

My Commission Expires JANUARY 18, 1982
Commission expires

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 (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

WARRANTY DEED

FROM Fred M. Phipps

TO John M. Tidwell and wife, Terrie L. Tidwell

F. 0 6 3 9 4

IDENTIF. REFERENCE

DEC 21 3 28 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| DEC 21 78 | CONV | 42,500.00 | | | |
| DEC 21 78 | S'TAX | | B* | 110.50 | |
| DEC 21 78 | PR'FEE | | B* | .50 | |
| DEC 21 78 | W'DFEE | | B* | 4.00 | * 115.00 |