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4531 02/26 118.30 CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 80

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. & Claudia Tidwell (NAME)	Same (NAME)	133-16-191
4867 Shasta Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5DII-9600
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	(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, Emmett E. Shaw and wife, Theresa D. Shaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Tidwell and wife, Claudia Ann 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. 44 on the Plan of Welch Meadows, Section 2, on the Plan of record in Book 3700, page 60, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Emmett E. Shaw and wife, Theresa D. Shaw by deed from George S. Killingsworth and wife, Diana G. Killingsworth of record in Book 4689, page 916, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4867 Shasta 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 21st day of February, 19 80

Emmett E. Shaw — Theresa D. Shaw

x Emmett E. Shaw Jr. — x Theresa D. Shaw

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COLORADO

STATE OF TENNESSEE
~~Davidson~~ County
DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emmett E. Shaw and Theresa D. Shaw

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 8:20 AM Colorado ~~Tennessee~~, this 28th day of February 19 80

Commission expires 9/22/81

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

F 77934

WARRANTY DEED

FROM

Emmett E. Shaw and wife,

Theresa D. Shaw

TO

John W. Tidwell and wife,

Claudia Ann Tidwell

IDENTIF. REFERENCE

FEB 26 10 36 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

43000.00- CO
111.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 118.30-
4531A02/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

=77934

IDENTIF. REFERENCE

FEB 26 10 36 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 743779