871 12/14 7[illegible] CHECK [illegible] **WARRANTY DEED**

BOOK 5830 PAGE 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 1981

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. TIDWELL, et al (NAME)	OWNER (NAME)	43-4
1799 Gallatin Rd. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	54
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D 36875

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, ERNEST L. AYERS and wife, BETTY JEAN AYERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. TIDWELL and JAMES S. SWEENEY, SR., as tenants in common

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. "N" on the unrecorded Map showing the Resubdivision of Lots 64 to 66 on the Plan of Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr., Surveyor, Au-ust 7, 1959, as follows:

Beginning at a point in the northeasterly margin of Havron Avenue, 1,413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Havron Avenue, North 46° 29' West 69.1 feet to a point; thence North 43° 31' East 170 feet to a point; thence South 46° 29' East 69.1 feet to a point; thence South 43° 31' West 170 feet to the point of beginning.

Being the same property conveyed to Ernest L. Ayers and wife, Betty Jean Ayers by deed from Randall Phillips and wife, Louise T. Phillips, of record in Book 3030, page 342, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 139 Scenic View, Old Hickory, Tn. 37138 (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 sthis 11th day of December, 19 81

Ernest L Ayers
ERNEST L. AYERS

Betty Jean Ayers
BETTY JEAN AYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5830 PAGE 151

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest L. Ayers and Betty Jean Ayers

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 Goodlettsville, Tennessee this 11th day of December, 19 81

Commission Expires October 17, 1982

Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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

WARRANTY DEED

FROM
ERNEST L. AYERS, et ux

TO
JAMES A. TIDWELL, et al

G 71881

IDENTIF. REFERENCE

DEC 14 8 32 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5830 PAGE 152

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
			250...00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			2671A12/14/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 8 8 1-

IDENTIF. REFERENCE

DEC 14 8 32 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 857798