III/SA22

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201
Tel: (615) 256-2694

WARRANTY DEED

BOOK 6168 PAGE 780

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
H. STEVE TIDWELL	First Investment Company	12DA-44125
5429 Camelot Road	P. O. Box 749	71-12
Brentwood TN 37027	Columbus OH 43216	Par. 263

For and in consideration of the sum of FOUR THOUSAND ($4,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the said Grantee of the unpaid balance of a Note in the original amount of $45,636.00, secured by a Deed of Trust to Douglas R. Berry, Trustee, and recorded in Book 6165, page 214, Register's Office for Davidson County, Tennessee, we, C. W. TIDWELL and wife, LLEWELLYN S. TIDWELL, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto H. STEVE TIDWELL, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the Plan of the Resubdivision of Lots 7 and 12 of Williams and Hays Company's Belle View Plan, as shown of record in Book 5800, page 192, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 50 feet on the westerly side of Montgomery Avenue and runs back between parallel lines 125 feet to a dead line in the rear.
>
> Being part of the same property conveyed to C. W. Tidwell and wife, Llewellyn S. Tidwell, by deed from C. W. Tidwell and wife, Llewellyn S. Tidwell, and James B. Hardy and wife, Jackie Dee Hardy, as shown of record in Book 6066, page 838, Register's Office for Davidson County, Tennessee.

This is unimproved( ) improved (X) property, known as 1504 Montgomery Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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

11/02 135.46 CHECK

9801

further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 28th day of October 1983.

C. W. TIDWELL

Llewellyn S Tidwell
LLEWELLYN S. TIDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. W. TIDWELL and wife, LLEWELLYN S. TIDWELL, the bargainors, 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 28th day of October 1983.

Notary Public

My commission expires 21 July 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 49,636.00.

Affiant

Subscribed and sworn to before me this 28th day of Oct. 1983.

Notary Public

My commission expires: 21 July 1985

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to:
JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

RUSH

IDENTIFICATION REFERENCE

Nov 2 | 15 PM '83

FELIX DAVIDSON COUNTY, TN REGISTER

H84026

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6168 PAGE 782

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
			49636.00-	CAMT.
			128.96	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	135.46-
			980 A 11/02/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

184026

IDENTIF. REFERENCE

Nov 2 1 15 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990722