6420

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Jimmy Lee Tidwell, et ux 100 Lane Wood Court Nashville, TN 37211	Comerce Union Bank 1 Commerce Place Nashville, TN 37239	147 8 213 5DU 45828

BOOK 6478 PAGE 996

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5727, Page 361, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank, the original principal amount of $38,000.00, payable as therein specified, we, Deborah C. Lankford, now Deborah C. Horn and husband, John Horn, have bargained and sold, and by these presents do transfer and convey unto the said Jimmy Lee Tidwell and wife, Judith Tidwell, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for said County.

Said Lot No. 38, which is a corner lot, fronts 47.90 feet on the easterly margin of Hopewood Drive and fronts 67.00 feet on the southerly margin of Lane Wood Court, said frontages begin joined by a curve having a length of 39.27 feet, and extends back 72.90 feet on the easterly line and 92.00 feet on the southerly line to a point of intersection.

Being the same property conveyed to Deborah C. Lankford, unmarried by deed from W. L. Bainbridge, Inc. of record in Book 5727, Page 358 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 100 Lane Wood Court, Nashville, TN 37211.

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.

Whenever 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 hands this 18th day of January, 1985.

DEBORAH C. HORN

JOHN HORN

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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 DEBORAH C. HORN AND JOHN HORN, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $43,590.75

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF JANUARY, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

5447

01/23/85-19:86- CHECK

I.T. 8.3.4.1

IDENTIF. REFERENCE

JAN 23 9 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

43950.00- CAMT.
113.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 119.86-
5447A01 1/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 3 4 1

IDENTIF. REFERENCE

JAN 23 9 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103011

1-23-85

VOID

6478 999