FORM NO. WD-1

BOOK 6576 PG 45

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Bobbie J. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June 1985.

Notary Public

MY COMMISSION EXPIRES: April 26, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Company, Suite 175 - 222 Third Ave. N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene E. Tidwell (NAME)	Gene E. Tidwell (NAME)	71-16-32
P. O. Box 747 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 747 (STREET ADDRESS)	
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Goodlettsville, Tennessee 37072 (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, Samuel R. Sims and wife, Bernice K. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene E. Tidwell and wife, Bobbie J. 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 the easterly 12 feet of Lot No. 6, all of Lot No. 7 and the westerly 18 feet front and 16 feet rear of Lot No. 8, on the Plan of the Re-Subdivision of Lots Nos. 4 and 5 of A. B. Spains Lischey Gardens, as of record in Book 332, page 5, Register's Office for said County.

Said part of Lot No. 6, and all of Lot No. 7, and part of Lot No. 8 front together 80 feet on the southerly side of Crockett, formerly Lillian or Crocker Street, and runs back between lines 160 feet to an alley, measuring 78 feet thereon.

Being the same property conveyed to Samuel R. Sims and wife, Bernice K. Sims, by deed from John B. Gibbs and wife, Betty Louise Gibbs, of record in Book 5672, page 643, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 706 Crockett Street (House Number) (Street) Nashville, Tennessee (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 6th day of June, 19 85

Samuel R. Sims
Samuel R. Sims

Bernice K. Sims
Bernice K. Sims

STATE OF TENNESSEE
Davidson County

6006576 PG 46

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel R. Sims and wife, Bernice K. Sims

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 6th day of June, 19 85.

Commission Expires April 19, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

J 1 0 9 3 0

IDENTIF. REFERENCE

JUN 6 3 32 PM '85

FELIX Z. WILSUN II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

SAMUEL R. SIMS AND WIFE,

BERNICE K. SIMS

TO

GENE E. TIDWELL AND WIFE,

BOBBIE J. TIDWELL

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

6000.00- CAMT.
20.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 27.30-
6577A06/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.0 9 3.0.

IDENTIF. REFERENCE

JUN 6 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142071