THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

BOX 27

ADDRESS NEW OWNER:

Tidwell & Tidwell
167 Antioch Pike
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SAME

MAP-PARCEL NUMBERS:

Part of
172-137

BOOK 5622 PAGE 733

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. T. Phillips Investment Company, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tidwell and Tidwell hereinafter called the Grantee, Grantee's 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 Lot No. 61 on the plan of Section Four, Myrtlewood Estates, of record in Book 6200, page 214, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc., by Quitclaim Deed from William B. Phillips, Betty Phillips Hagan and Robert T. Phillips, as tenants in common, of record in Book 6291, page 245, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6544, page 917, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as Lot 61 Myrtlewood Estates, Section Four, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of August, 1985.

R. T. PHILLIPS INVESTMENT COMPANY, INC.

BY: Robert T. Phillips

Robert T. Phillips, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6622 PAGE 734

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert T. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the R. T. Phillips Investment Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of August, 1985.

Pamela M. Harris
Notary Public

My Commission Expires: 7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 1985.

Notary Public

My Commission Expires: 3-8-89

WARRANTY DEED

from:

R. T. PHILLIPS INVESTMENT COMPANY, INC.

to:

LARRY R. TIDWELL AND
LANNY C. TIDWELL

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

IDENTIFICATION REFERENCE

AUG 5 | 48 PM '85

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

2.6: 1.4 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6622 PAGE 735

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3100[illegible].00- CO TX.
80.60 CO STAX
.50 PRFEE
6.00 WDED
CHECK 87.10-
4390A08/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 6 1-42

IDENTIFICATION REFERENCE

AUG 5 1 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160428