THIS INSTRUMENT PREPARED BY:
Douglas A. Brake
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-1486

BOOK 7099 PAGE 290

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP/PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
42-10-97	James M. Tidwell	Atlantic Coast Mortgae Company 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 15422
	609 Baugh Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the reciept of which is hereby acknowledged,

Loyd E. Sigler and wife, Karen J. Sigler

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Tidwell and wife, Gilda A. Tidwell

hereinafter called the Grantee, his heirs, successors 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. 23 on the Plan of Green Meadows, Section 1, as of record in Book 5050, page 92, Register's Office for said County.

Said Lot No. 23 fronts 92.0 feet on the southerly side of Baugh Road and runs back 186.37 feet on the westerly line and 215.75 feet on the easterly line to a line in the rear measuring 68.37 feet thereon.

Being the same property conveyed to Loyd E. Sigler and wife, Karen J. Sigler, by deed from Karen Ann Swauger, unmarried, as of record in Book 5500, page 913.

This conveyance is made subject to all zoning regulations, easement for public utilities and rights of way, if any, applicable to this property, restrictions of record in Book 5376, page 552, and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of December, 19 86

Loyd E. Sigler

Karen J. Sigler

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Loyd E. Sigler and wife, Karen J. Sigler

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 Nashville, TN, Tennessee, this, the 16th day of December, 1986.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Affiant: James M. Tidwell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM Loyd E. Sigler and wife, Karen J. Sigler

TO James M. Tidwell and wife, Gilda A. Tidwell

81078

IDENTIFICATION REFERENCE

JAN 7 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return, Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7099 PAGE 292

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
			54750.00- CAMT.	
			VS- 54750.00 CAMT.	
			8790.00- CAMT.	
			240.10 CSTAX	
			.50 PRFE	
			6.40 WDED	
			CHECK 250.60-	
			8209X1/87/87 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 0 7 8

IDENTIFICATION REFERENCE

JAN 7 | 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No31826