BOOK 7313 PAGE 676

This Instrument Prepared By:
Kelly L. Frey
Suite 301
One Church Street
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
James & Linda Sawyer 312 Mystic Hills Drive Goodlettsville, TN 37072	Same	Davidson County Map 85-1, Parcel 148

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Gene E. Tidwell and wife, Bobbie J. Tidwell, the Grantors herein, have bargained and by these presents do transfer and convey unto James Dewey Sawyer and wife Linda Gail Sawyer, the Grantees herein, their successors and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 60 on the Plan of Charleston Square Subdivision, Section 3, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

And being the same property conveyed to Gene E. Tidwell and wife Bobbie J. Tidwell by instrument of record in Book 6765, page 726, Register's Office for Davidson County, Tennessee.

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 successors and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 30th day of July, 1987.

Gene E. Tidwell

Bobbie J. Tidwell

5 1 6 8 3

IDENTIFICATION REFERENCE

AUG 3 9 45 AM '87

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Diana J. Amos, of the state and county aforesaid, personally appeared Gene E. Tidwell and wife Bobbie J. Tidwell, the within named bargainors, 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 seal, at office, this 30th day of July, 1987.

Diana J. Amos
Notary Public

My Commission Expires: 1-10-89.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property (whichever is greater) is $86,135.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James Dewey Sawyer
James Dewey Sawyer

Subscribed and sworn to before me, this 30th day of July, 1987.

Diana J. Amos
Notary Public

My Commission Expires: 1-10-89

KLF/alm/c:202

7313

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7313 PAGE 678

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			86135.00- CAMT.	
			241.08 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 247.58-	
6804A08/03/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 8 3

IDENTIFICATION REFERENCE

AUG 3 9 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00826