FILE 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN M. TIDWELL ET UX	CITIZENS & SOUTHERN MORTGAGE COMPANY	10D 23190
(NAME) 1821 Fox Chase Drive	(NAME) P.O. Box 656	7-151
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Tucker, GA 30085-0656	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 7457 PAGE 287

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, A. DOUGLAS NEWMAN AND WIFE, MARY S. NEWMAN,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. TIDWELL AND WIFE, TERRIE L. 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. 27 on the Plan of Fox Chase Meadows Subdivision, of record in Book 5200, page 194, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to A. Douglas Newman and wife, Mary S. Newman, by deed from Tom Carver et als, of record in Book 5503, page 889, Register's Office for Davidson County, Tennessee.

00620

IDENTIFICATION REFERENCE

JAN 27 1 40 PM '88

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (xx) property, known as 1821 Fox Chase Drive
(House Number) (Street)
Goodlettsville, Tennessee 37072
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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 20th day of January, 19 88.

A. Douglas Newman

Mary S. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in and for said County and State A. Douglas Newman and wife, Mary S. Newman

the within named 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 seat at Madison, Tennessee, this 20th day of January, 19 88.

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 112,600.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 20th day of January, 19 88.

My commission expires 7-17-88 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

A. DOUGLAS NEWMAN ET UX

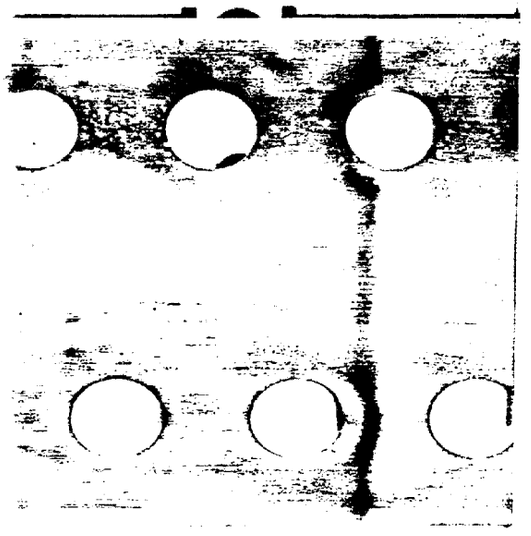
TO

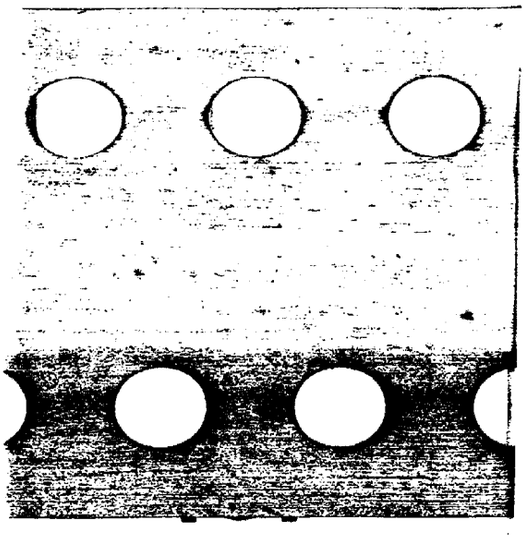
JOHN M. TIDWELL ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

3817





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 289

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

VOID
CON TX 31.52-
CON TX 315.28

01/27/88 01 13:43 0001 19?4

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00620

IDENTIFICATION REFERENCE

JAN 27 1 40 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

MAMT
112600.00
SERR CO
MAMT
112600.00-
CAMT
112600.00
CON TX 31.52
PRFEE 0.50
MDEED 6.00
TOTAL 331.78
331.78

No. 56

01/27/88 01 13:42 0001 1?03