filebox 2

BOOK 7549 PAGE 480

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$58,635.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 88

Notary Public

MY COMMISSION EXPIRES: 7-13-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY & GREGORY, ATTYS., 50 Century Blvd. #420, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean S. Nicholas (NAME)	First Investment Company (NAME)	
244 Aurora Ave. (STREET ADDRESS OR ROUTE NUMBER)	4300 East Broad (STREET ADDRESS)	43-1-151.00
Madison, TN 37105 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43213 (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 Gene Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean S. Nicholas, unmarried

9251 05/20 0101 03CHECK 170.58

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 Lot No. 4 on the Plan of Oakwood Subdivision, a plat of which is of record in Plat Book 5210, page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Gene Tidwell by deed of record in Book 7539, page 67, said Register's Office.

This conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 5612, page 255, said Register's Office.

Bobbie Tidwell, wife of the above named Gene Tidwell joins in this conveyance for the express purpose of conveying any interest she might have in said property, especially her marital interest.

GRANTEES herein agree to assume and pay the principal unpaid balance of a note secured by a deed of trust of record in Book 6999, page 875, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 1209 Sylvia Drive Madison, TN
(House Number) (Street) (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 12th day of May, 19 88

Gene Tidwell
GENE TIDWELL

Bobbie Tidwell
BOBBIE TIDWELL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Gene Tidwell and wife, Bobbie Tidwell

the bargainors, 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 Madison, Tennessee, this 12th day of May, 19 88

Commission expires 4-13-91

Notary Public

*(or proved to me on the basis of satisfactory evidence),

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

323557

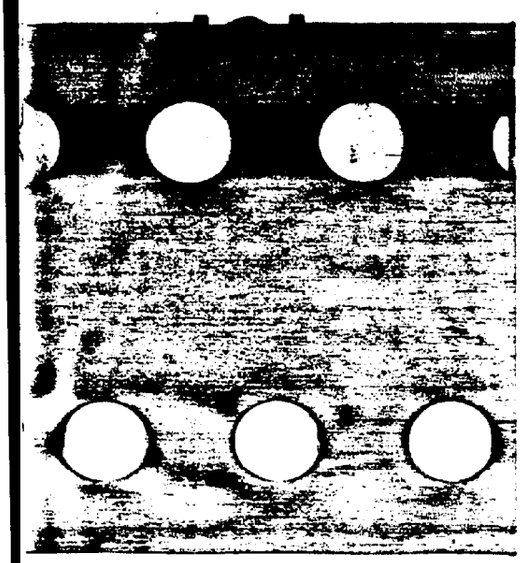
IDENTIFICATION REFERENCE

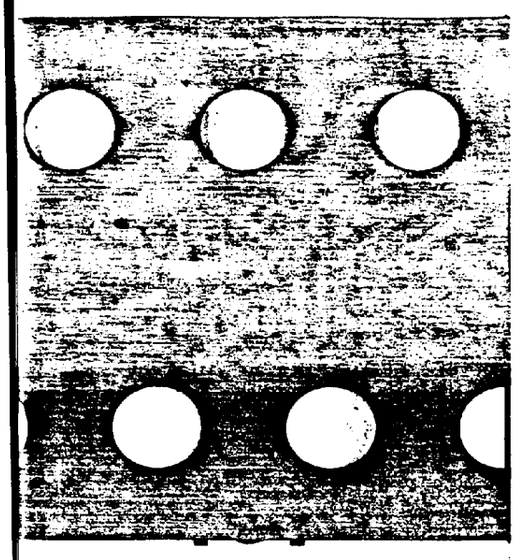
MAY 20 2 19 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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 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

CAMT	58635.64
CON TX	164.08
PRFEE	0.50
WDEED	6.00
TOTAL	170.58
CHECK	170.58

RECEIPT IS NOT VALID UNTIL 05/20/98 IS PAID BY B4N20 0001 9251

32357

IDENTIFICATION REFERENCE

MAY 20 2 19 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93434