This instrument prepared by:
JOHN AARON HOLT, Esquire
JACOBS, HOLT, MASTEN & CLAYTON
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

mail

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
RAYMOND C. TIDWELL, et ux Rt. 2 Bon Agua Box 184 Bon Agua, TN. 37025	"Same"	91-11 Parcel 55

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), We, WALTER H. ESTES and Wife, SARAH JOYCE ESTES, have bargained and sold, and by these presents do transfer and convey unto the said RAYMOND C. TIDWELL and Wife, TERESA 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:

Being Lot Nos. 1005 and 1007 of block 165, Plan No. 1, West Nashville, as of record in Plat Book 57 at pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter H. Estes and Wife, Sarah Joyce Estes by deed from Jack N. Nicholson and Wife, Brenda G. Nicholson, of record in Book 7941, page 359, Register's Office for said County.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 5104 Illinois Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances an may effect the premises.

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.

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 23 day of October, 1989.

Walter Estes

Sarah Joyce Estes

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, John A. Holt, a Notary Public in and for said County and State, the within named Raymond C. Tidwell and Teresa L. Tidwell the 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 seal at Nashville, Tennessee, this 23 day of October, 1989.

John Aaron Holt
NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0970 11/03 0101 03CHECK 102.70

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter Hailey

Sworn to and subscribed before me this 23 day of October, 1989.

John A. Holt
NOTARY PUBLIC

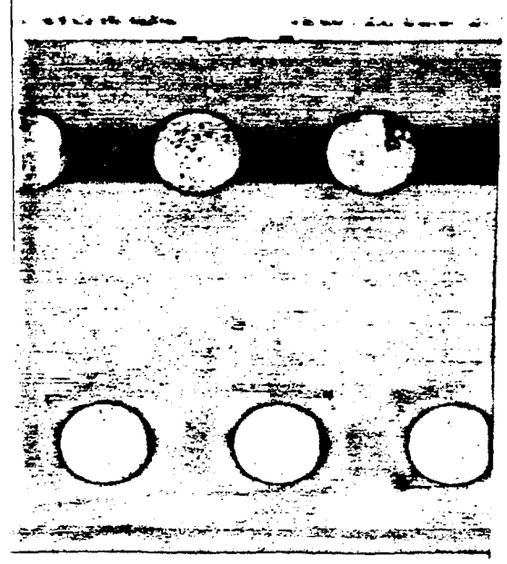
My commission expires: 3-27-93

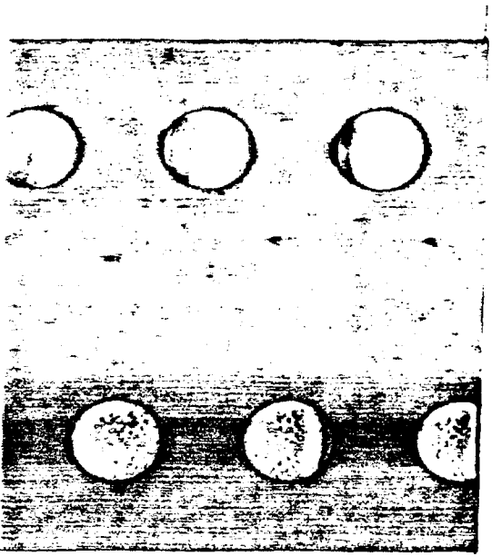
7915U

IDENTIF. TREFERENCE

May 3 11 01 AM '89

FELIX Z. ... DAVIDSON ... TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 883

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 29000.00
CON TX 95.70
PRFEE 1.00
WDEED 6.00
TOTAL 102.70
CHECK 102.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0001 0970

7.9150

IDENTIF. REFERENCE

Nov 3 11 01 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 263858