This Instrument Was Prepared By:
Thomas C. Binkley, Esquire
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

96155 BOOK 8025 PAGE 337

IDENTIFICATION REFERENCE

Address New Owner(s):

John E. Tidwell, Jr.
Janet M. Tidwell
1200 Nottingham Drive
Cary, North Carolina

Send Tax Bills to:

SAME

JAN 12 3 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Map: 33-14
Parcel: 11

0868 01/12 0101 03CHECK 300.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, including the assumption by the Grantee of the outstanding indebtedness on a note evidenced and secured by Deed of Trust of record in Book 6118, Page 275 R.O.D.C. TN in the original amount of $65,000.00, the receipt of which is hereby acknowledged, **Michael B. Malone** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Tidwell, Jr. and wife, Janet M. Tidwell** (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Pleasant Hill, as of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee.

Said Lot fronts 115 feet on the westerly side of Trebor Drive and runs back 400.8 feet on the northerly line and 316.5 feet on the southerly line, to a dead line in the rear on which it measures 142.7 feet.

Being the same property conveyed to Hudson B. Malone and wife, Elizabeth P. Malone and wife, Lucy W. Malone by deed from James V. Lackey and wife, Joyce E. Lackey, of record in Book 5355, page 344, Register's Office for Davidson County, Tennessee. Lucy W. Malone conveyed her interest to Michael B. Malone by quitclaim deed of record in Book 5997, page 166, Register's Office for said County. Hudson B. Malone and wife Elizabeth P. Malone quitclaimed their interest to Michael B. Malone by deed recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sherry J. Malone, wife of Michael B. Malone, joins in this instrument for the purpose of conveying any interest she may have in the above described property due to her marital relationship.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 1990.

Michael B. Malone

Sherry J. Malone

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Michael B. Malone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, TN, this 12th day of January, 1990.

Lynn Wallraven
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sherry J. Malone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, TN, this 12th day of January, 1990.

Lynn Wallraven
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

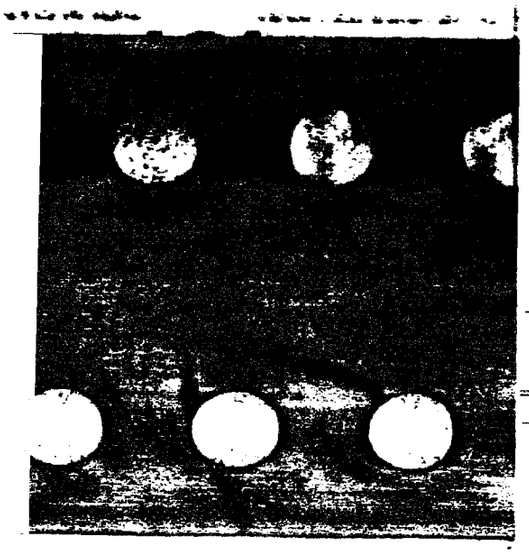
Michael B. Malone
Affiant

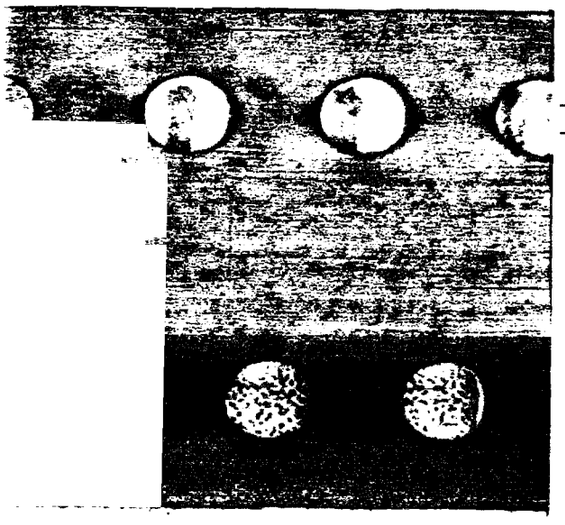
Subscribed and sworn to before me, this 12th day of January, 1990.

Lynn Wallraven
Notary Public

My Commission Expires: 3/27/93

7:TCB0108901.D





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

RECEIVED OF _____

FOR _____

BOOK 8025 PAGE 339

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
				CAMT 89000.00
				CON TX 293.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 300.70
				CHECK 300.70
01/12/90		01		16:00 0001 2868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.1.5.5.

IDENTIFI REFERENCE

JAN 12 4 00 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283982