BOOK 8093 PAGE 598

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES 3-26-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann Kay Tidwell (NAME)	Joann Kay Tidwell (NAME)	MAP 142-2-108
122 Carriage Drive (ADDRESS)	122 Carriage Drive (ADDRESS)	9D-6775
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

FOR AND 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, Billy W. Watkins and wife, Jacqueline S. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joann Kay Tidwell, unmarried

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. 158 on the Map of Section 3, of CROSS TIMBERS SUBDIVISION, as of record in Book 4175, Page 21, Register's Office for said County; to which plan reference is here made for a complete and accurate description thereof.

Being the same property conveyed to BILLY W. WATKINS and wife, JACQUELINE S. WATKINS, by deed from Robert Hendley and Robert N. Gambill, d/b/a Hendley and Gambill, of record in Book 4610, Page 706, Register's Office for Davidson County, Tennessee.

SEE ATTACHED GRANTEE'S ACKNOWLEDGEMENT IN CONSIDERATION OF CONVEYANCE

U 8 1 3

IDENTIF. REFERENCE

APR 23 11 11 AM '90

3439 04/23 0101 03CHECK 290.50

This is unimproved ( ) improved (X) property, known as 122 Carriage Drive, Nashville, TN 37221
(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 6th day of April 19 90

Billy W. Watkins

Jacqueline S. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY W. WATKINS, ET UX, JACQUELINE S. WATKINS,

the bargainor S, 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 Brentwood, Tennessee, this 6th day of April, 19 90.

Commission expires 3-26-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

BILLY W. WATKINS, ET UX

TO

Joann Kay Tidwell

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

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GRANTEE'S ACKNOWLEDGEMENTS IN CONSIDERATION OF CONVEYANCE

Grantee Joann Tidwell, by signing this document below, acknowledges that:

1. She has been informed that the dwelling house on this property was contaminated with asbeston dust in 1985.

2. No expert or governmental entity has undertaken any formal abatement procedures or rendered judgment about the safe habitability of the house.

3. Grantors are not experts or knowledgeable about asbestos, and neither Grantors nor anyone on their behalf have made any representations to Grantee about the safe habitability of the house.

4. Grantee has had the opportunity to inform herself about the nature and extent of the contamination and any dangers it may present.

5. Grantee has seen and completely read the "Indenture of Acknowledgement" executed by Grantors and Webb's Floor Covering, INc., which is of public record at Book 7783, Page 361, Register's Office for Davidson County, Tennessee, and understands that no owner of this property may ever make any claim for personal injury or property damage against any person or entity whatsoever resulting from the asbestos contamination of the dwelling house.

6. Grantee specifically understands, agrees, and represents that:

a) The cash price she has negotiated for the property has been reduced some $15,000.00 because of the contamination;

b) That the cash price to be paid for the property is not the only value to be given by her;

c) That this agreement also has great value to Grantors, and the undertakings made by Grantee in this agreement are a vital part of the consideration she gives for the property; and

d) That Grantors would not sell the property without this agreement and Grantee has freely made this agreement without any pressure or compulsion.

NOW, THEN, in consideration of the disclosures evidenced above, and in consideration and exchange for the reduced cash price accepted by Grantors, I, JOANN TIDWELL, Grantee, agree and covenant for myself and my heirs and assigns in and to said property not to make any claim of any sort whatsoever against Billy W. Watkins, Jacqueline S. Watkins, Webb's Floor Covering, Inc., or any of their employees, officers, representatives, insurers, agents, heirs, successors, or assigns, for personal injury or property damage arising from any asbestos contamination in said dwelling house, or for any nondisclosure or misrepresentation of the nature or extent of such contamination; and to hold them harmless from any such claim by any third party.

This agreement is a covenant running with the land in perpetuity, and will bind all future owners of the property.

Witness my signature on this 6th day of April, 1990.

Joann B. Tidwell

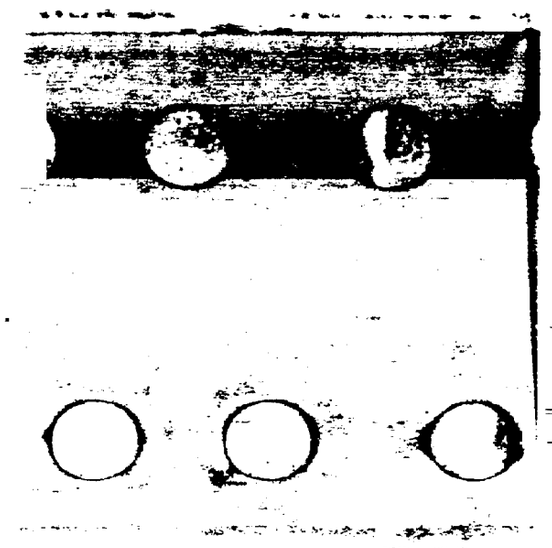
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

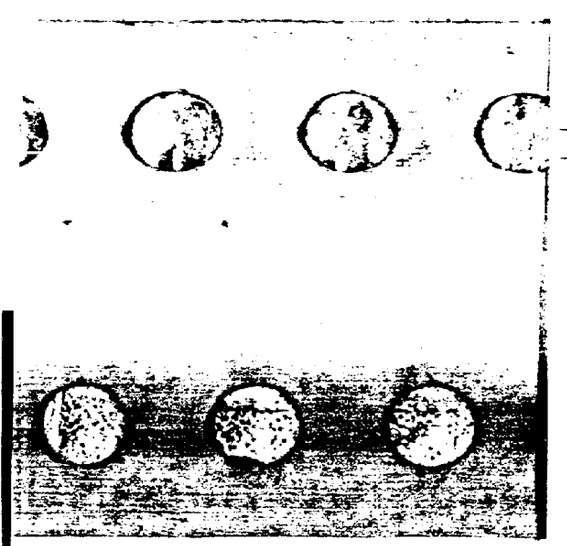
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOANN TIDWELL, single, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument as her free act and deed for the purposes therein contained, on this date: April 6, 1990.

Jeane J. Duck

My commission expires: 3-26-94

RECEIVED FOR RECORD
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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

1

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 601

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	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	9.00
TOTAL	290.50
CHECK	290.50

04/23/90 01 11:12 0001 3489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20813

IDENTIF. REFERENCE

APR 23 11 11 AM '90

DAVIDSON COUNTY

No. 312568