Pg 1 of 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Shawn A. Shook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF November 19 90.

Mandy Jacquelyn
Notary Public

MY COMMISSION EXPIRES Sept 25 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Shawn A. Shook (NAME)	Security Financial & Mortgage (NAME)	MAP 133-11
3708 Valley Ridge Drive (ADDRESS)	12444 Powerscourt Drive, #140 (ADDRESS)	PARCEL 188
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	6DA80276

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, Edward L. Tidwell and Beverly E. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn A. Shook and wife, Lee Ann Shook

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. 195 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, said Register's Office.

Said Lot No. 195 fronts 77.31 feet on the southwesterly side of Valley Ridge Drive and extends back 171.42 feet on the northwesterly line and 140.39 feet on the southeasterly line to a line in the rear on which it measures 77.37 feet.

Being the same property conveyed to Edward L. Tidwell and wife, Beverly E. Tidwell from Michael Tubbs and wife, Annemarie Tubbs of record in Book 5297, page 550, Register's Office for Davidson County, Tennessee. The said Edward L. Tidwell and Beverly E. Tidwell having since divorced and that they became tenants in common in the property.

Subject to restrictions of record in Book 4065, page 227 and in Book 4082, page 106, said Register's Office.

This conveyance is subject to any and all existing easements of record.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
Nov 19 8 54 AM '90

IDENTIF. REFERENCE 73415

unimproved ( )
This is improved (X) property, known as 3708 Valley Ridge Drive, Nashville, Tennessee 37211
(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 hands this 15th day of November, 19 90

Edward L. Tidwell

Edward L. Tidwell

Beverly E. Tidwell

Beverly E. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Tidwell and Beverly E. 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 15th day of November, 19 90.

Commission expires Sept. 25, 1993

Mandy Drewthyre
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

Edward L. Tidwell and Beverly E. Tidwell

TO

Shawn A. Shook and wife, Lee Ann Shook

RETURN TO:

Coomer & Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211

EB19 11/19 3:01 DOCHECK 233.05

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8239 PAGE 680

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	68500.00
CON TX	226.05
PRFEE	1.00
WDEED	6.00
TOTAL	233.05
CHECK	233.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/19/90 01 08:54 0001 8319

7 3 4 1 5

IDENTIF. REFERENCE

NOV 19 8 54 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 374324