BOOK 8264 PAGE 590

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Sadie Sue Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 1990.

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles R. Niewold, Esq., 214 Third Avenue, North, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James P. Tidwell, et ux (NAME)	SAME (NAME)	Map 96-11
3138 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 36
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(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 Sadie Sue Tidwell, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Tidwell and wife, Karen R. Tidwell

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. 580 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 580 fronts 90 feet on the northeasterly margin of Cloverwood Drive and extends back between lines 377.5 feet on the northwesterly line and 355.2 feet on the southeasterly line to a dead line in the rear measuring 92 feet thereon.

Being the same property conveyed to James L. Tidwell and wife, Sadie Sue Tidwell by deed from M.C. Butts and wife, Dixie R. Butts, of record in Book 2494, page 489, Register's Office for Davidson County, Tennessee. The said James L. Tidwell having since died and property being vested solely in Sadie Sue Tidwell.

The legal description was supplied by the Grantor of this deed and the preparer of this deed does not warrant title to said property nor that this description is accurate.

unimproved ( ) This is improved (X) property, known as 3138 Cloverwood Drive, Nashville, TN 37214
(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 my hand this 27th day of December, 1990

Sadie Sue Tidwell
Sadie Sue Tidwell

STATE OF TENNESSEE
Davidson County

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

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, Tennessee, this 27th day of December, 19 90.

Notary Public

Commission Expires 5/20/92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

81-9936

IDENTIF. TREFERENCE

DEC 27 3 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2281 12/27 0101 03CHECK 218.20

WARRANTY DEED

FROM

SADIE SUE TIDWELL, A WIDOW

TO

JAMES P. TIDWELL AND WIFE,

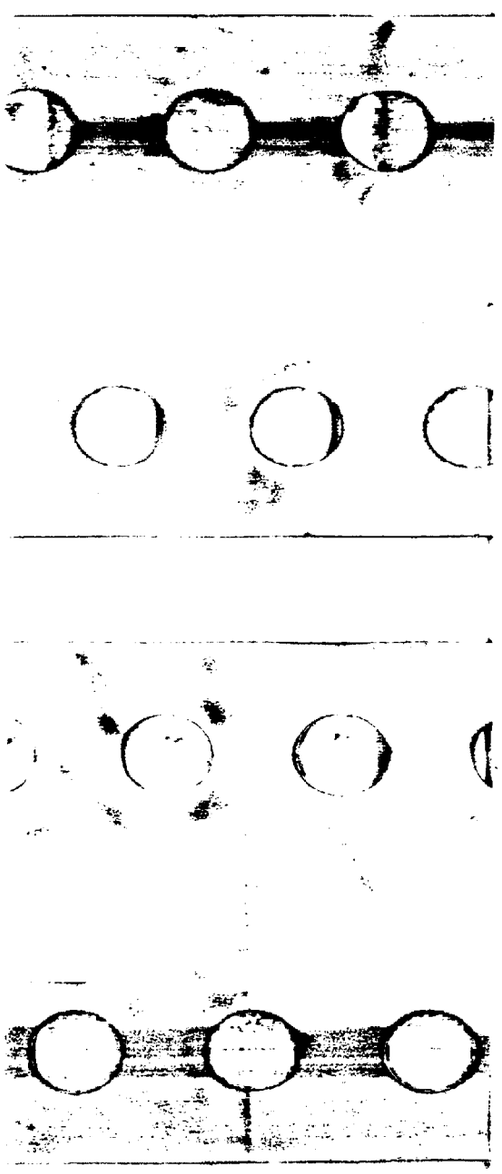
KAREN R. TIDWELL

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 592

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 64000.00
CON TX 211.20
PRFEE 1.00
MDEED 6.00
TOTAL 218.20
CHECK 218.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/27/90 BT 15:39 0001 2287

81 9 9 6

IDENTIF. TREFERENCE

DEC 27 3 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384669