#70129 05/16/91 dc

Bk 18 KGF

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

BOOK 8353 PAGE 252

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Janet P. Bell 803 Lawrence Street Old Hickory, Tennessee 37138	SAME	Map: 44-15 Parcel: 158

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Lynn Tidwell and wife, Debbi Susan Tidwell ("Grantors") have bargained and sold, and by these presents transfer and convey unto Janet P. Bell ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 259 of Section "A" on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for Davidson County.
>
> Said Lot No. 259 fronts 53 feet on the westerly side of Lawrence Street and runs back between parallel lines, 88.5 feet to a dead line.
>
> Being the same property conveyed to Grantors by deed of record in Book 7397, page 210, said Register's Office.

This is improved property known as 803 Lawrence Street, Old Hickory, Tennessee 37138.

Said property is conveyed subject to the following matters:

1. 1991 taxes, a lien not yet due and payable.

2. All matters appearing on the Plan of record in Book 1424, page 68, said Register's Office.

3. 1987 survey of Joe M. Cummings discloses an encroachment of a garage over the 10' utility easement at the rear of the property.

As part of the consideration for this conveyance, the Grantee hereby assumes the indebtedness secured by the Deed of Trust of record in Book 7397, page 213, said Register's Office, to which this conveyance is also subject.

TO HAVE AND TO HOLD said property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Jeffrey Lynn Tidwell

Debbi Susan Tidwell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jeffrey Lynn Tidwell and Debbi Susan Tidwell, the within named bargainors, 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, at office, this 16th day of May, 1991.

Notary Public

My Commission Expires:

May 20, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $64,750.00.

Affiant

Sworn to and subscribed before me this 16th day of May, 1991.

Notary Public

My Commission Expires:

May 20, 1992

2701 05/16/91 0101 03CHECK 220.51

1 4 8 3 3

IDENTIFICATION REFERENCE

MAY 16 10 44 AM '91

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8353 PAGE 254

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	64750.00
CON TX	213.51
PRFEE	1.00
[illegible]	6.00
TOTAL	220.51
CHECK	220.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/91 01 10:46 0001 2701

14833

IDENTIFICATION REFERENCE

Mar 16 10 44 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422299