car4619/mmt:09/06/91
AWH008-005

FROM: GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL

TO: RONALD D. HARDING AND WIFE, SUE B. HARDING

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE SOVRAN PLAZA NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

Ronald D. Harding and wife, Sue B. Harding	Sovran Mortgage Corp.	Map 61-6
456 Broadmoor	P.O. Box 26388	Parcel 169
Nashville, Tn. 37216	Richmond, VA 23260-6388	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,400.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 1991.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Gene E. Tidwell and wife, Bobbie J. Tidwell, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Ronald D. Harding and wife, Sue B. Harding, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 456 Broadmoor, Nashville, Tennessee 37216.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 6th day of September, 1991.

Gene E. Tidwell

Bobbie J. 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 Gene E. Tidwell and wife, Bobbie J. Tidwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of September, 1991

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for Tommy Lee Subdivision of record in Book 6200, page 564, amended in Book 8026, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell by deed from Tommy T. Lee and wife, Oneta F. Lee, of record in Book 8363, page 530, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1991 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 6200, page 564, as amended in Book 8026, page 857, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4139, page 124, said Register's Office.

4. All matters as shown on the Mortgage Loan Inspection made by Advance Land Surveying dated September 3, 1991, including the encroachment of the concrete drive onto the 20' sewer easement.

8666 09/06 0101 03CHECK 344.48

4.5042

IDENTIFICATION REFERENCE

SEP 6 3 26 PM '91

FELIX [illegible] REGISTER
DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 8437 PAGE 710

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	90400.00
CON TX	334.48
PRFEE	1.00
WDEED	9.00
TOTAL	344.48
CHECK	344.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 09/06/91 15:07:0001 8666

4.5.0 4.2.

IDENTIFI REFEREND

SEP 6 3 26 PM '91

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

No. 456939