This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8468 PAGE 139

ADDRESS NEW OWNER:
James Russell Tidwell and Wilma Jean Tidwell
5769 Mt. View Road
Antioch, Tennessee 37013

SEND TAX BILL:
To New Owner

MORTGAGEE:
Miriam A. Upchurch
359 Parkway Boulevard
Land O'Lakes, Florida 34639

MAP AND PARCEL:
MAP 164
PARCEL 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Miriam A. Upchurch, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Russell Tidwell and wife, Wilma Jean Tidwell, tenants by the entirety, 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 the 2nd Civil District of Davidson County, Tennessee, being part of Tract 3 of the Division of the Rucker Farm, of record in Book 1424, page 138, Register's Office for Davidson County, Tennessee, described according to survey by George W. Watkins and Sons, dated July 3, 1971, as follows:
>
> BEGINNING at an iron pin in the westerly margin of Mt. View Road, said iron pin being located at the northeast corner of property conveyed to Charles M. Anglin and wife, Sheila D. Anglin by deed of record in Book 4531, Page 246, said Register's Office; thence N85°30'W, 899.3 feet to an iron pin; thence N53°22'E, 255.4 feet to an iron pin; thence S85°30'E, 718.1 feet to a point in the westerly margin of Mt. View Road; thence with same S8°19'W, 168.4 feet to the point of beginning, containing 3.11 acres, not including Road.
>
> Being the same property conveyed to Sam C. Upchurch and wife, Miriam A. Upchurch by deed from Claude A. Waldrop and wife, Mary Waldrop of record in Book 4554, Page 409, Register's Office for Davidson County, Tennessee. The said Sam C. Upchurch having since died.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1788, Page 476; and such easements and setback lines of record in Book 1424, Page 138, said Register's Office.

Taxes for 1991 have been pro-rated and paid.

This is improved property known as 5769 Mt. View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Russell Tidwell and wife, Wilma Jean Tidwell, their heirs and assigns, forever; and I, Miriam A. Upchurch, a widow, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of October, 1991.

Miriam A. Upchurch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Miriam A. Upchurch, a widow 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of October, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5.5927

IDENTIFICATION REFERENCE

OCT 22 10 14 AM '91

4720 10/22 0101 03CHECK 414.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	414.00
			CHECK	414.00
10/22/91	01		10:16 0001	4720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5.9 2 7.

IDENTIFICATION REFERENCE

Oct 22 10 14 AM '91

FELIX Z. WILSON, REGISTER

No. 469457