XXXV-2/b JRR/aw 03/11/92

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15A

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 8584 PAGE 303

Address New Owner(s) as follows: C. W. TIDWELL et ux, 1309 Briarville Road, Suite 201, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 11D-62255, Map No. 43-06, Parcel No. 92.

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, including the assumption by Grantees and agreement to pay the balance owing on a note payable to Home Federal Savings & Loan Association, in the original principal amount of $29,250.00, secured by Deed of Trust from W. J. Fillmore and wife, Cleo Fillmore, and Clayton W. Tidwell and wife, Llewellyn S. Tidwell, to Attorneys Title Company, Inc., Trustee, of record in Book 5296, page 778, Register's Office for Davidson County, Tennessee, We, W. J. FILLMORE and wife, CLEO FILLMORE, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto CLAYTON W. TIDWELL and wife, LLEWELLYN S. TIDWELL, their heirs and assigns, hereinafter referred to as Grantees, the one-half (1/2) interest of W. J. Fillmore in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Being Lot No. 2 on the Plan of the Resubdivision of Parts of Lots 54 and 42 on the unrecorded Plan of a subdivision of Anderson Estates, Tract 14 (Book 1130, page 37, Register's Office for Davidson County, Tennessee.), as shown of record in Book 5190, page 131, said Register's Office, and being more particularly described as follows, to wit:
>
> Said Lot No. 2 fronts 6.0 feet on the westerly margin of Nix Drive and runs back 174.91 feet on the northerly line and 175.35 feet on the southerly line to a dead line in the rear on which it measures 60.0 feet.
>
> Being a part of the same real property conveyed to W. J. Fillmore and Clayton W. Tidwell, by Installment Deed of record in Book 5271, page 236, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 311 Nix Drive, Madison, Davidson County TN 37115.
>
> Cleo Fillmore joins herein conveying all right, title and interest she has in and to said real property, including, specifically, her right to take against the estate of W. J. Fillmore.

TO HAVE AND TO HOLD said one-half (1/2) interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, CLAYTON W. TIDWELL and wife, LLEWELLYN S. TIDWELL, their heirs and assigns, forever; and We, W. J. FILLMORE and wife, CLEO FILLMORE, 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. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to 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 our hands this 12th day of March 1992.

W. J. Fillmore
W. J. FILLMORE

+ Cleo Fillmore
CLEO FILLMORE

STATE OF TENNESSEE
COUNTY OF Davidson

0513 03/26 0101 03CHECK 74.71

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. J. FILLMORE and wife, CLEO FILLMORE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, on this the 12th day of March 1992.

Shelley M Creek Notary Public

My Commission Expires JULY 22, 1995

My commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 18345.00

_____ Affiant

Subscribed and sworn to before me
this 24th day of March 1992.

Shelley M Creek Notary Public

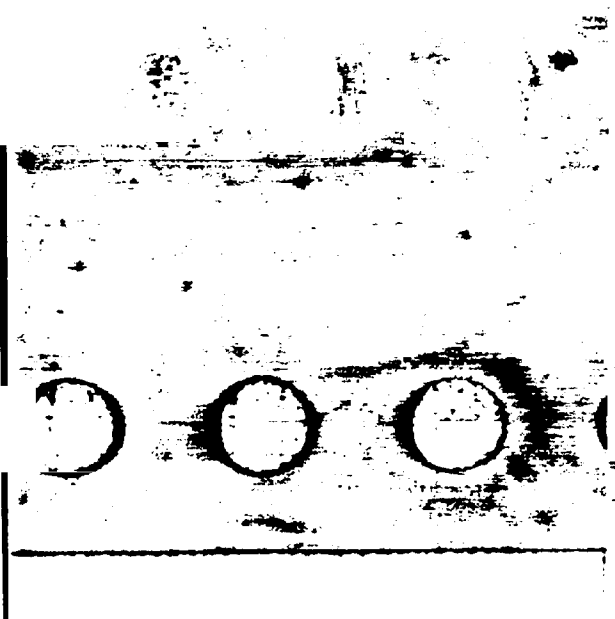
My commission expires My Commission Expires JULY 22, 1995

MAR 26 2 53 PM 19

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9 5 8 5 2



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

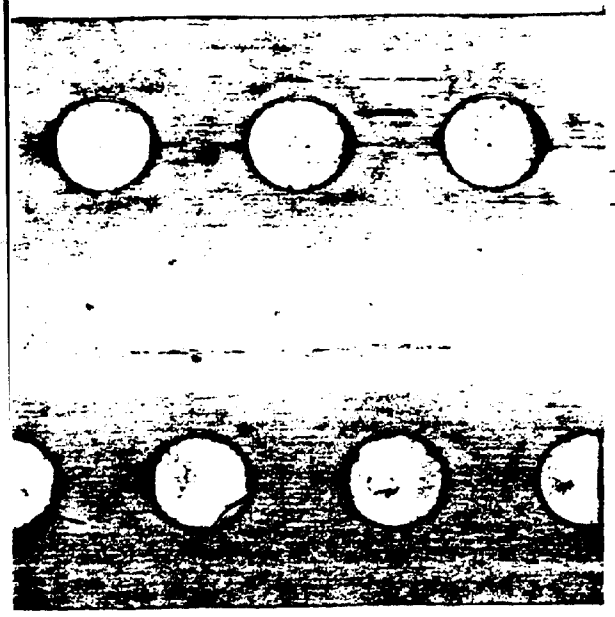
RECEIVED OF _____

FOR _____

BOOK 8584 PAGE 305

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	18348.00
CON TX	67.71
PRFEE	1.00
WDEED	6.00
TOTAL	74.71
CHECK	74.71

03/26/92 01 14:52 0001 0513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95856

IDENTIFICATION REFERENCE

MAR 25 2 53 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514891

[redacted]