THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 9091 PAGE 672

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James A. Tidwell 1317 Valley Trail Whites Creek, TN 37189	Same as New Owner	Map 44-15 Parcel 249 Field Bk. 4D 40710

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GLENN E. FERGUSON and wife, ROBERTA L. FERGUSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES A. TIDWELL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 97 on the Plan of Village of Old Hickory, Section C, of record in Plat Book 1424 at page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn E. Ferguson and wife, Roberta L. Ferguson by Quitclaim Deed from Roberta L. Mercer and Glenn E. Ferguson of record in Book 6910, page 50, Register's Office for Davidson County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1109 Berry Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of the Village of Old Hickory, Section C, of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 24th day of September, 1993.

"GRANTORS" "GRANTEE"

Glenn C Ferguson
GLENN E. FERGUSON

James A. Tidwell
JAMES A. TIDWELL

Roberta L Ferguson
ROBERTA L. FERGUSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN E. FERGUSON and wife, ROBERTA L. FERGUSON, and JAMES A. TIDWELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of September, 1993.

Patsy C. Davis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

James A. Tidwell
Affiant

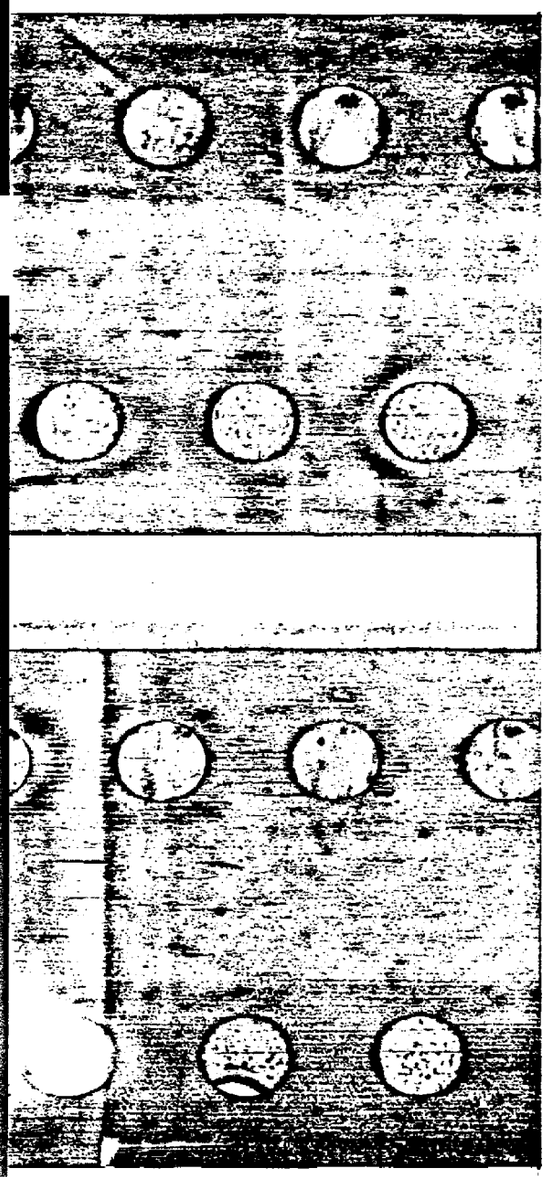
Sworn to and subscribed before me, this the 24th day of September, 1993.

Patsy C. Davis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

66703
IDENTIFICATION REFERENCE
93 SEP 27 AM 8:31
REGISTER
DAVIDSON COUNTY, TN.
9488 09/27 0101 03CHECK 182.90



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

RECEIVED OF _____

FOR _____

BOOK 9091 PAGE 674

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	~~47000.00~~
			CON TX	173.90
			PRFEE	1.00
			MDEED	8.00
			TOTAL	182.90
			CHECK	182.90
09/27/93	01		08:33 0001	9488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66703
IDENTIF. & REFERENCE

93 SEP 27 AM 8:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 701860