Box 15 JR

BOOK 9350 PAGE 720

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: MICHAEL S. TIDWELL and DARE TIDWELL BAGWELL, Suite 201, 1309 Brairville Road, Madison TN 37115

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

Map and Parcel No. 119-12/142, Field Book No. 6DA-28572

For and in consideration of the sum of TEN THOUSAND ($10,000.00) DOLLARS cash, and other good and valuable considerations, including assumption of my one-half (1/2) of the balance owing on a mortgage payable to First Tennessee Bank National Association in the original principal amount of $48,000.00, secured by Deed of Trust from C. W. Tidwell and wife, Llewellyn S. Tidwell, and H. S. Tidwell and wife, Carolyn M. Tidwell, to William H. Bowen, Trustee, of record in Book 9322, page 521, Register's Office for Davidson County, Tennessee, the receipt and adequacy of which are hereby acknowledged, we, C. W. TIDWELL and wife, LLEWELLYN S. TIDWELL, have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL S. TIDWELL and DARE TIDWELL BAGWELL, as tenants in common, their heirs and assigns, hereinafter referred to as Grantees, the one-half (1/2) undivided interest of C. W. Tidwell in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Battlewood Addition, Section I, as of record in Book 5190, page 207, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to C. W. TIDWELL and H. S. TIDWELL, as tenants in common, by Deed from CHARLES ALEXANDER and VIC ALEXANDER, Individually and d/b/a ALEXANDER & ALEXANDER INVESTMENTS, a Partnership, as shown of record in Book 9322, page 517, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2912 Glencliff Road, Nashville TN 37217.

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, MICHAEL S. TIDWELL and DARE TIDWELL BAGWELL, as tenants in common, their heirs and assigns, forever; and we, C. W. TIDWELL and wife, LLEWELLYN S. TIDWELL, do covenant with the said Grantees that we are lawfully seized and possessed of said one-half (1/2) undivided interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown above. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said one-half (1/2) undivided interest in said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said LLEWELLYN S. TIDWELL, wife of C. W. TIDWELL, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, C. W. TIDWELL.

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 16th day of May 1994.

C. W. TIDWELL

Llewellyn S. Tidwell
LLEWELLYN S. TIDWELL

51969
IDENTIFICATION REFERENCE

94 MAY 19 PM 3:35
REGISTER
DAVIDSON CO. TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **C. W. TIDWELL and wife, LLEWELLYN S. TIDWELL**, 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 official seal at Nashville, Tennessee, this 16th day of May **1994**.

Ann Williams
Notary Public

My commission expires 22 March 1997.

NOTARY PUBLIC AT LARGE STATE OF TENN.

Rl.Est.III.TIDWELL.WD

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $34,000.00.

_____ Affiant

Subscribed and sworn to before me
this 16th day of June 1994.

_____ Notary Public

My commission expires 22 March 1997

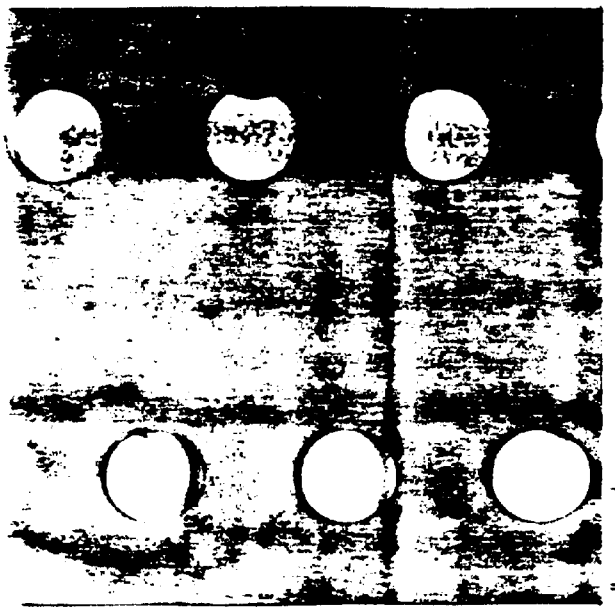
NOTE TO REGISTER:

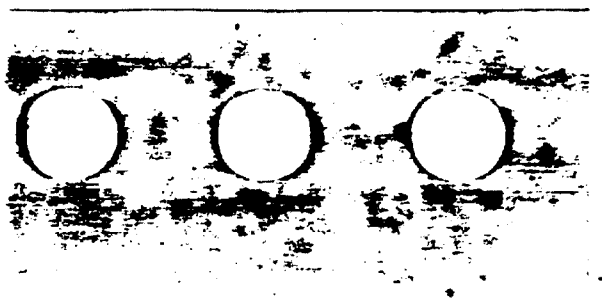
Upon recording, please return the recorded instrument to:

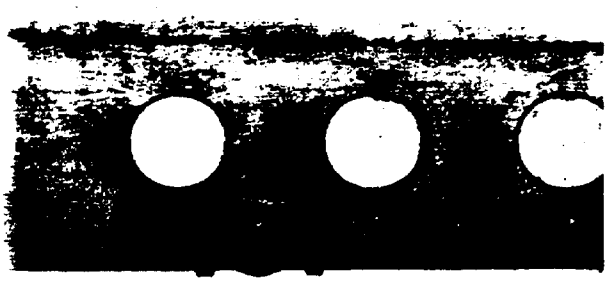
JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl.Est.III.TIDWELL.WD

3:53 PM 16 JUN 94 CHECK 138.80







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	34000.00
			CON TX	125.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	138.80
			CHECK	138.80
05/19/94	01	15:34	0001	8152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51969
IDENTIF. ↑ REFERENCE

94 MAY 19 PM 3:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 793160