SEND TAX BILLS TO:

SAME

ADDRESS OF NEW OWNERS:

W.D TIDWELL JR
2125 MARSHA DR.
MADISON TN. 37115

Map 26-15, Parcel 2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WILLIAM DOYLE TIDWELL, JR. and JOEL REX TIDWELL, Co-Executors of the Estate of ELLA MAI TEEMS TIDWELL, have this day bargained and sold and by these presents do hereby transfer and convey unto W. D. TIDWELL and wife, ELIZABETH ANN TIDWELL, in fee simple, their heirs and assigns, the following described tract or parcel of land situated in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin set on the northwesterly right-of-way line of Marsha Drive, (a 50 foot road), said pin situated 628 feet west of the southerly end of the southwesterly return curve at the intersection of Marsha Drive and Northside Drive, as measured along the northwesterly right-of-way line of Marsha Drive; thence, with the northwesterly right-of-way line of Marsha Drive, South 34 deg. 32 min. 00 sec. West 271.50 feet to an iron pin set; thence, with said road, 54.26 feet along the arc of a curve to the right that has a radius of 950.00 feet to a iron pin set in the easterly line of lot 1 as shown on the plan entitled "Churchill Crossing" as of record in Plat Book 7900, Page 25, R.O.D.C., Tennessee, said curve has a chord bearing and distance of South 36 deg. 10 min. 10 sec. West 54.248 feet; thence, with the easterly line of said lot 1, North 49 deg. 31 min. 04 sec. West 18.61 feet to an existing iron pin; thence, continuing with said easterly line, North 41 deg. 38 min. 44 sec. West 274.80 feet to an existing concrete monument at the southeast corner of lot 2 as shown on the plan entitled "Revised Rivergate Marketplace" as of record in Plat Book 6250, Page 514, R.O.D.C., Tennessee and the southwest corner Bruno's Inc. property as recorded in Deed Book 6967, Page 929 and Book 7012, Page 243, R.O.D.C., Tennessee; thence, with the southeasterly line of Bruno's Inc., North 45 deg. 34 min. 35 sec. East 299.30 feet to an iron pin set; thence, with the southwesterly line of the J. L. Newman, et ux, property as recorded in Deed Book 3308, Page 340, R.O.D.C., Tennessee, South 46 deg. 39 min. 00 sec. West 232.32 feet to the point of beginning and containing 1.879 acres according to a survey dated July 25, 1994 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee.

Being part of the same property conveyed to W. D. Tidwell and wife, Ella M. Tidwell by deed of record in Book 3308, Page 336, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said W. D. TIDWELL and wife, ELIZABETH ANN TIDWELL, their heirs and assigns, in fee simple and forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered EXCEPT for real estate taxes, and EXCEPT for local building and zoning regulations, restrictions of record, and all visible easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said W. D. TIDWELL and wife, ELIZABETH ANN TIDWELL, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this the 9 day of August, 1994.

WILLIAM DOYLE TIDWELL, JR., Co-Executor

JOEL REX TIDWELL, Co-Executor

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 WILLIAM DOYLE TIDWELL, JR. and JOEL REX TIDWELL, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 9 day of August, 1994.

Sandra H. Stroman
NOTARY PUBLIC

(SEAL)

My Commission Expires May 23, 1998

My Commission Expires: ___/___/___.

SANDRA H. STROMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 9444 PAGE 745

O A T H

WE HEREBY swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $ 30,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me, this the 19 day of August, 1994.

NOTARY PUBLIC

My Commission Expires May 23, 1996

(SEAL)

My Commission Expires: ___/___/___.

NOTARY PUBLIC STATE OF TENNESSEE SANDRA H. THOMAS AT LARGE

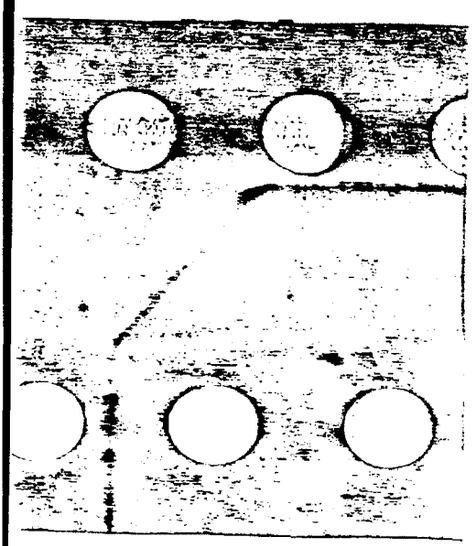
PREPARED BY: **ROGERS & MOORE**
119 COURT SQUARE
GALLATIN, TENNESSEE 37066

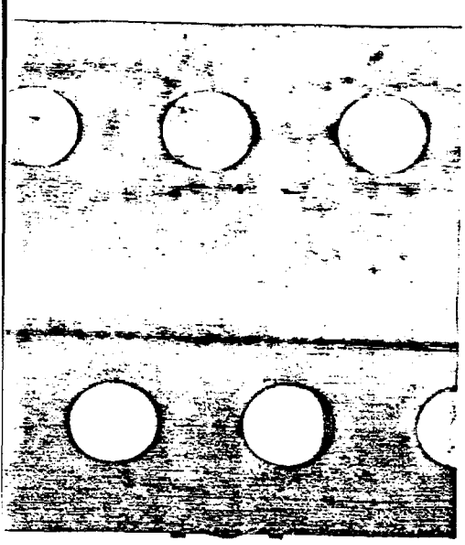
84193
IDENTIF. & REFERENCE

94 AUG 24 AM 11:12

REGISTER
DAVIDSON COUNTY, TN.

1208 08/24 0101 03CHECK 124.00





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

RECEIVED OF _____

FOR _____

BOOK 9444 PAGE 746

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
TOTAL	124.00
CHECK	124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1208

84193
IDENTIF. & REFERENCE

24 AUG 24 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

No. 827627