BOOK 9611 PG 395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 7-11-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite (NAME)	James A. and Linda M. Tidwell (NAME)	
302 Collier Avenue (ADDRESS)	1317 Valley Trail (ADDRESS)	119-09-0
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	271.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Earl W. Washer and Dorothy Washer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Hite, unmarried

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 Davidson County, Tennessee, being the west half of Lot No. 17 on the Map of Tanksley Subdivision, of record in Book 547, page 56, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Fronting 50 feet on the northerly side of Collier Avenue and running back between parallel lines with the easterly margin of Lot No. 16, a distance of 153 feet to an alley.

It is hereby understood that by agreement a strip 5 feet in width across the front of the lot is set aside for the widening of Collier Avenue.

Being the same property conveyed to Earl W. Washer by Quitclaim Deed from Mrs. W. G. Washer, of record in Book 7584, page 967, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

Dorothy Washer joins in signing this Deed to convey any and all marital rights she may have in subject property.

MAIL ENV.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
95 MAR -6 AM 9:27

IDENTIF. & REFERENCE

39383

unimproved ( )
This is improved (X) property, known as 302 Collier Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of March 19 95

Earl W. Washer

Dorothy Washer

Earl W. Washer

Dorothy Washer

BOOK 9611 PG 396

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 Earl W. Washer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1995.

Commission expires 7-26-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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 Dorothy Washer, 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, this 3rd day of March, 1995.

My Commission Expires:

7-26-97

Notary Public

7427 03/06 0101 03CHECK

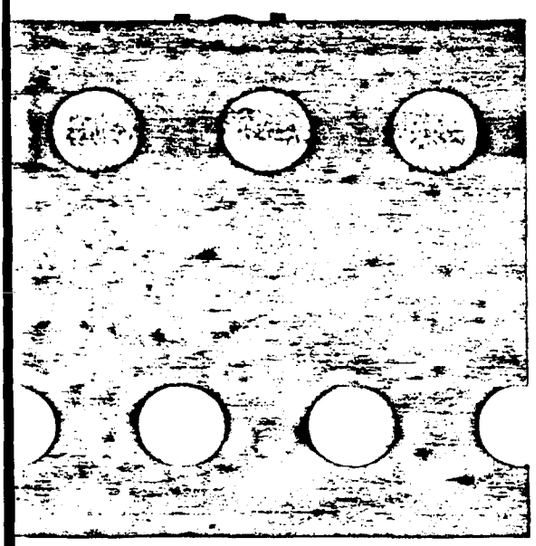
219.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9611 PG 397

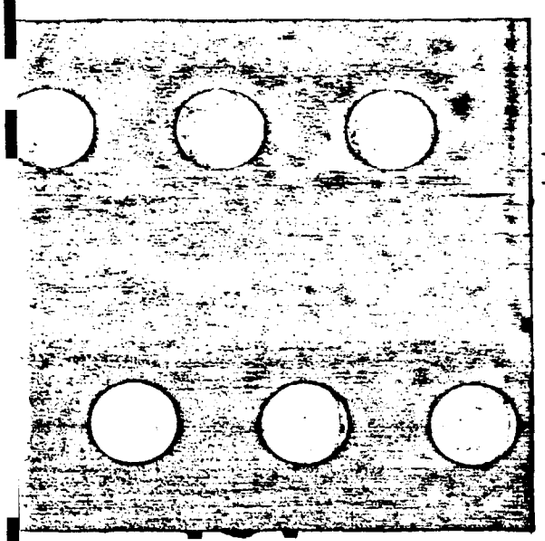
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

03/06/95 01 09:28 0001 7427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39383
IDENTIF. # REFERENCE

95 MAR -6 AM 9:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887072