Return to: Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, TN 37027
[illegible]

Box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 95

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-15-95
(AFFIX SEAL)

FILED 9636 PG 93

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
Scott Tidwell (NAME)	First American Bank (NAME)	MAP 156-5
961 Harpeth Bend Drive (ADDRESS)	First American Center (ADDRESS)	PAR 18
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37237-0209 (CITY) (STATE) (ZIP)	

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, Marjorie A. Boatright, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Tidwell and wife, Felicity V. Tidwell

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 Lot No. 801 on the Plan of Harpeth Woods, Section Four, First Addition, of record in Book 5200, page 635, 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 Marjorie A. Boatright by Quitclaim Deed from Steven G. Dudugjian and wife, Ruth Dudugjian of record in Book 9636, page 92, said Register's Office.

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

IDENTIFICATION REFERENCE 48203

95 APR -4 AM 10:13 REGISTER [illegible]

This is unimproved ( ) improved (X) property, known as 961 Harpeth Bend Drive, Nashville, Tennessee 37221
(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 30th day of March 19 95

Marjorie A. Boatright
Marjorie A. Boatright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK 9638 PG 160

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia A. Bradsher, unmarried

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, Tennessee, this 26th day of June, 1995.

JUDY A. L... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Commission expires 2-16-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

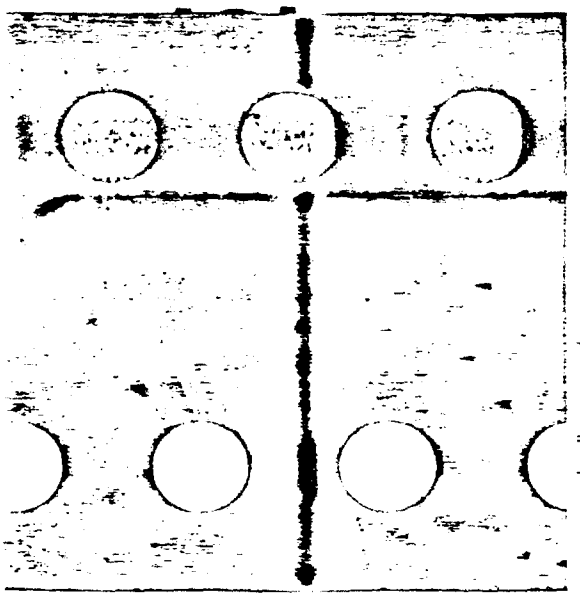
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and 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 _____.

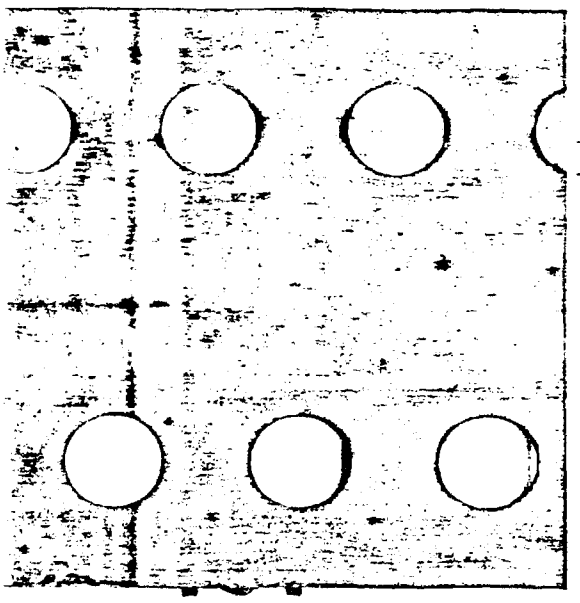
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7205 04/04 2101 03CHECK 349.03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 101

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	91900.00
CON TX	340.00
PRFEE	1.00
MTGFEE	8.00
TOTAL	349.00
CHECK	349.00

04/04/95 01 10:12 0001 7205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48203

IDENTIF. & REFERENCE

95 APR -4 AM 10:13

REGISTER

DAVIDSON COUNTY, TENN.

No. 896732