Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9684 PG 551

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Elizabeth Shearon 200 E. Wilson Apt 303 Madison, Tn. 37115	Same as New Owner	Map 34-3 Parcel 77 Field Book 10D 43435

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, BOBBY D. TIDWELL and wife, MELVA B. TIDWELL, J. L. NEWMAN and wife, WILDA T. NEWMAN, W. D. TIDWELL and wife, ELIZABETH ANN TIDWELL, DONALD HUFFINES and wife, EDNA T. HUFFINES, and JOEL REX TIDWELL and wife, JUDY TIDWELL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ELIZABETH SHEARON, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of East Hills Drive, said pin being South 38 deg. 01 min. West 160 feet from A. J. Coleman's north line and the South line of W. D. Tidwell, Sr. property; thence South 51 deg. 59 min. East 257 feet to an iron pin which is 162.8 feet south of said Tidwell's line; thence South 33 deg. 40 min. West 140 feet to an iron pin; thence North 56 deg. 30 min. West 265 feet to an iron pin in the easterly margin of East Hills Drive; thence northeasterly with the margin of said Drive, around a slight curve 111.5 feet to a concrete monument, and continuing with the margin of said Drive, North 38 deg. 01 min. East 48.5 feet to the point of beginning.

BEING the same property conveyed to Bobby D. Tidwell and wife, Melva B. Tidwell, J. L. Newman and wife, Wilda T. Newman, W. D. Tidwell and wife, Elizabeth Ann Tidwell, Joel Rex Tidwell and wife, Judy Tidwell and Donald Huffines and wife, Edna T. Huffines, by Quitclaim Deed from William Doyle Tidwell, Jr. and Joel Rex Tidwell, Co-Executors of the Estate of Ella Mai Teems Tidwell, of record in Book 9553, page 496, re-recorded in Book 9578, page 401, and by Correction Deed of record in Book 9578, page 399, Register's Office for Davidson County, Tennessee.

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

This is unimproved property on East Hill Drive, Madison, TN 37115.

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, her 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 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville & Davidson County of record in Book 6813, page 589, said Register's Office.

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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of May, 1995.

"GRANTORS"

BOBBY D. TIDWELL

MELVA B. TIDWELL

J. L. NEWMAN

WILDA T. NEWMAN

W. D. TIDWELL

ELIZABETH ANN TIDWELL

DONALD HUFFINES

EDNA T. HUFFINES

JOEL REX TIDWELL

JUDY TIDWELL

"GRANTEE"

ELIZABETH SHEARON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY D. TIDWELL and wife, MELVA B. TIDWELL, J. L. NEWMAN and wife, WILDA T. NEWMAN, W. D. TIDWELL and wife, ELIZABETH ANN TIDWELL, DONALD HUFFINES and wife, EDNA T. HUFFINES, and JOEL REX TIDWELL and wife, JUDY TIDWELL and ELIZABETH SHEARON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

BOOK 9684 PG 553

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Elizabeth Shearon
Affiant

Sworn to and subscribed before me, this the 30th day of May, 1995.

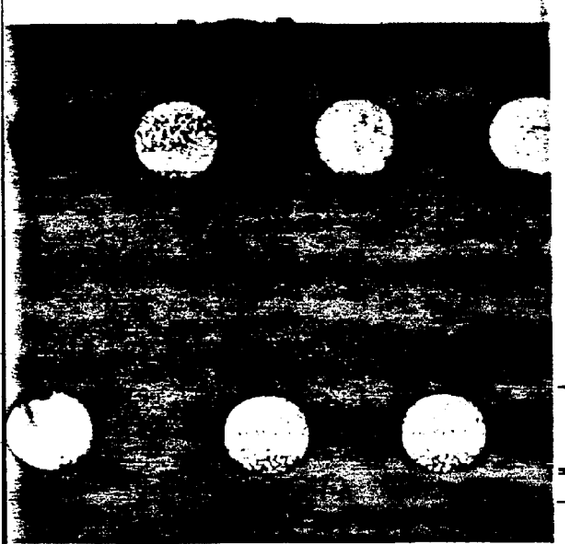
Patsy C. Davidson
NOTARY PUBLIC

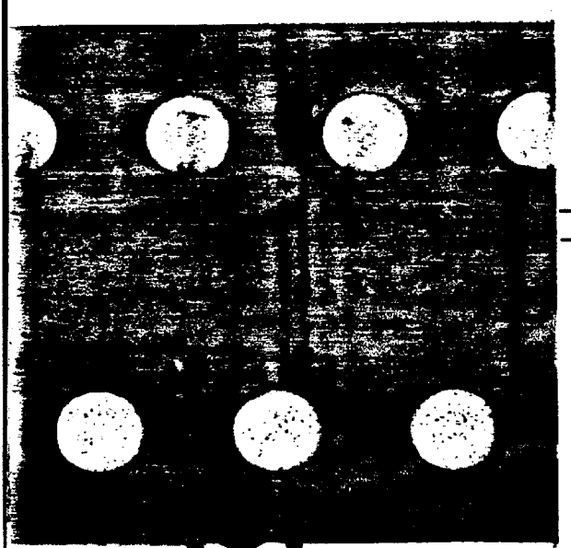
My Commission Expires: 12/6/97

0065109
IDENTIF. # REFERENCE

95 MAY 31 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5807 05/31 0101 03CHECK 124.00





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

RECEIVED OF _____

FOR _____

BOOK 9684 PG 554

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 [illegible] 5001 5807

0065109
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915126