THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Elizabeth Ann Tidwell 2125 Marsha Drive Madison, TN 37115	Same	Map 26-15 Parcel 2.00 Map 34-3 Parcel 79

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between WILLIAM DOYLE TIDWELL, JR., a/k/a W.D. TIDWELL, JR. and wife, ELIZABETH ANN TIDWELL, hereinafter referred to as the "GRANTORS", and ELIZABETH ANN TIDWELL, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WILLIAM DOYLE TIDWELL, JR., a/k/a W.D. TIDWELL, JR. and wife, ELIZABETH ANN TIDWELL, the GRANTORS, have this day bargained, sold and quitclaimed unto ELIZABETH ANN TIDWELL, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in DAVIDSON County, Tennessee, described as follows, to-wit:

TRACT 1:

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, Register's Office for Davidson County, 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, Register's Office for Davidson County, Tennessee, and the southwest corner Bruno's Inc. property as recorded in Deed Book 6967, page 929 and Book 7012, page 243, Register's Office for Davidson County, 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, Register's Office for Davidson County, 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 the same property conveyed to W. D. Tidwell and wife, Elizabeth Ann Tidwell, by deed from William Doyle Tidwell, Jr. and Joel Rex Tidwell, Co-Executors of the Estate of Ella Mai Teems Tidwell, of record in Book 9444, page 743, Register's Office for Davidson County, Tennessee.

TRACT 2:
A tract of land in the 10th Civil District of Davidson County, Tennessee, described partly from a survey of William Collier Parrish Associates, Civil Engineers, dated November 21, 1964, as follows:

BEGINNING at a concrete monument in the southeasterly margin of Marsha Drive, a corner of the J.L. Newman Property; thence along Newman's southerly line, South 46 deg. 39' East 28.51 feet to an iron pin; thence along said Newman's line, South 52 deg. 13' East 315.16 feet to a point, which is 77.34 feet west from the northwest corner of Lot 1, Sec. I, Addition to Shepherd Hills, as of record in Book 3106, page 116; thence South 37 deg. 45' West 321.73 feet to a point in the northerly boundary of Shepherd Hills, Sec. IV, as of record in Book 2854, page 100; thence along the northerly boundary of said Subdivision North 52 deg. 28' West 315.23 feet to a concrete monument, a corner of the Miller property; thence North 42 deg. 06' West 51.84 feet to a concrete monument in the southeasterly margin of Marsha Drive; thence with said Drive, North 43 deg. 40' East 200.54 feet to a point; thence continuing with said Drive, around a slight curve having a radius of 651 feet, a distance of 103.77 feet; continuing with said Drive, North 34 deg. 32' East 11.31 feet to the point of beginning, containing 2-1/2 acres, more or less.

BEING the same property conveyed to W.D. Tidwell, Jr. and wife, Elizabeth Ann Tidwell, by deed from W.D. Tidwell and wife as of record in Book 3878, page 78, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 2nd day of November, 1995.

WILLIAM DOYLE TIDWELL, JR.,
a/k/a W.D. TIDWELL, JR.

Elizabeth Ann Tidwell
ELIZABETH ANN TIDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM DOYLE TIDWELL, JR., a/k/a W.D. TIDWELL, JR. and ELIZABETH ANN TIDWELL, 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 and official seal this the 2nd day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 9-22-98

[redacted]

BOOK 9850 PG 351

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is NONE.

Elizabeth Ann Tidwell
AFFIANT

Sworn to and subscribed before me this the 2nd day of November, 1995.

Shirley J. Ragsdale
NOTARY PUBLIC

My Commission Expires: 9-22-98

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