BOOK 10090 PG 700

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this instrument was received at 2:45 o'clock P.M., on 6-17 19 96 entered in Note Book 1 Page 307 entered in Book No. 390 Page 514 Amounts paid under receipt No. 59106
STATE TAX: DEED $ 74.00
STATE TAX: NOTES $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 83.00
Dot Dowlen REGISTER

This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Jewell Newcomer

TO:

Leon Tidwell and Jimmy Tidwell
8836 Cub Creek Rd.
Nashville, TN. 37209

Map 76 - Parcel 13
Cheatham County

Map 77 - Parcel 41
Davidson County

96 JUN 18 PM 3:26
REGISTER
DAVIDSON COUNTY, TN.

0194143
IDENTIFICATION REFERENCE

SEND TAX BILLS TO: SAME

PICK-UP

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jewell Newcomer, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Leon Tidwell and Jimmy Tidwell, Grantees herein, their heirs and assigns, the following described property:

LAND located partly in the 9th Civil District of Cheatham County, Tennessee, and partly in the 8th Civil District of Davidson County, Tennessee, Beginning at an iron pin in the center of Cub Creek Road, South 37 deg. 17' 57" East, 244.80 feet to an iron pin, 1 foot, more or less, west of a 30-inch white oak; thence South 63 deg. 47' 57" East to an iron pin; thence South 10 deg. 17' 57" East, 394.84 feet to an iron pin; thence South 1 deg. 42' 03" West, 297.00 feet to an iron pin; thence South 8 deg. 17' 57" East, 297.00 feet to an iron pin, located 3 feet, more or less, North of a 20-inch white oak at a fence and being in the northerly line at the W. W. Johnson property; thence North 79 deg. 25' 30" West, 280.5 feet to an iron pin; thence South 78 deg. 34' 30" West, 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence North 32 deg. 01' 00" West, 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence North 25 deg. 15' 55" West, 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence North 61 deg. 37' 17" East, 231.19 feet to an iron pin; thence North 10 deg. 44' 05" East, 54.00 feet to an iron pin, being the northeasterly corner of the Clarence W. Griggs property; thence North 78 deg. 19' 22" East, 297.35 feet to an iron pin; thence North 28 deg. 14' 05" East, 101.00 feet to an iron pin; thence North 23 deg. 45' 55" West, 248.00 feet to an iron pin; thence North 10 deg. 13' 34" East, 165.12 feet to an iron pin in the center of Cub Creek Road; thence along the center of said Cub Creek Road, North 26 deg. 36' 16" East, 134.85 feet to the point of beginning containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor, dated December 10, 1985.

AND BEING the same property conveyed to Robert E. Newcomer and wife, Jewell Newcomer, by deed from Kathy L Hamlin, Conservator for Hazel Belle Griggs, of record in Book 243, page 579, Register's Office of Cheatham County, Tennessee, and Book 6917, page 572, Register's Office of Davidson County, Tennessee. Robert E. Newcomer having since died leaving Jewell Newcomer vested with title as surviving tenant by the entirety.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17th day of June, 1996.

Jewell Newcomer
JEWELL NEWCOMER

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JEWELL NEWCOMER, the within named 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, at office, this the 17th day of June, 1996.

Patsy J. Wilson
NOTARY PUBLIC

My Commission Expires: 12/16/98

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Jimmy L. Tidwell
Grantee

SWORN to and subscribed before me this the 17th day of June, 1996.

Patsy J. Wilson
NOTARY PUBLIC

My Commission Expires: 12/16/98

5024 06/18/96 10:01 01 DASH 8.00