BOOK 10116 PG 630

D-7-29

STATE OF TENNESSEE
COUNTY OF Sumner

1789-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 19 96.

Notary Public

My Commission Expires JULY 24, 1999

Dorothy S. Potts
MY COMMISSION EXPIRES: 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Shirley Sue Tidwell	Security Financial and Mortgage	044-05-047.00
(NAME)	(NAME)	
313 Keeton Avenue	12444 Powerscourt Drive, #140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN 37138	St. Louis, MO 63131	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Richard W. Allen and wife, Bonnie Gilbert Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley Sue Tidwell, 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:

See exhibit A attached hereto and made a part hereof.

0202062
IDENTIF. # REFERENCE

This is improved property known as 313 Keeton Avenue, Old Hickory, TN 37138

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 their hand s this 3rd day of July, 19 96.

Richard W. Allen
Richard W. Allen

Bonnie Gilbert Allen
Bonnie Gilbert Allen

1789-H

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Richard W. Allen and wife, Bonnie Gilbert Allen

the bargainors, 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 at Hendersonville, Tennessee, this 3rd day of July, 1996.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

File No.: 1789-H

BOOK 10116 PG 632

ATTACHMENT

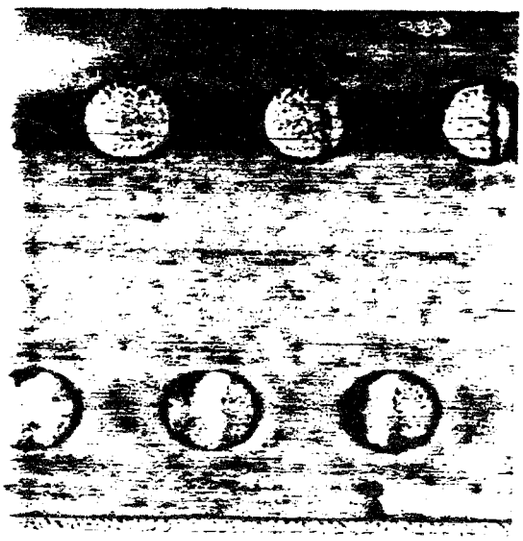
Land in Davidson County, Tennessee, described as follows, to-wit:

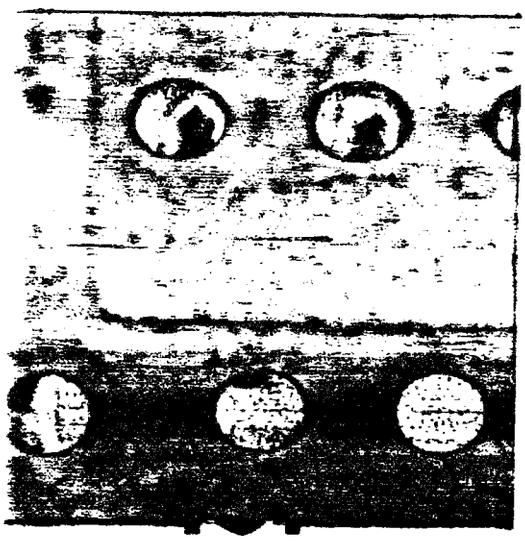
Being Lot No. 39 on the Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W.W. Turner Co. Engineers on August 20, 1948, but not of record, said lot is more particularly described as follows; starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue with a 50 foot dedication for a street, and running thence in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 458.8 feet to an iron pin in the common corner along lots 39 and 40 and the point of beginning and running thence the following courses and distances;

In a northwesterly direction along the northerly margin of Keeton Avenue 97.0 feet to the common corner between lots 38 and 39; thence in a northeasterly direction along the common line between lots 38 and 39 for a distance of 143.2 feet to an iron pin located in the southerly margin of the H.E. Richardson's property; thence South 46 degrees 31 minutes East along the Richardson's property 97.0 feet to an iron pin; thence in a southwesterly direction along the common line between lots 39 and 40 for a distance of 144.2 feet to an iron pin and to the point of beginning.

BEING the same property conveyed to Richard W. Allen and wife, Bonnie Gilbert Allen by deed from Bobby Galbraith, filed of record in Book 8430, page 464, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.





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

RECEIVED OF _____

FOR _____

BOOK 10116 PG 633

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 60700.00
				CON TX 224.59
				PRFEE 1.00
				WDEED 12.00
				TOTAL 237.59
				CHECK 237.59
			07/10/96 01	13:09 0001 3546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202062
IDENTIF. # REFERENCE

96 JUL 10 PM 1:01

FELIX Z. WILSON, II
REGISTER
DAVIDSON CO. TN.

No. 1061248