BOOK 10129 PG 312

MAIL

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & HILDEBRAND, 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219-1901.

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| CLARK H. TIDWELL et ux | Same | 131-15-71 |
| 306 Hildreth Court | | Field Book No. |
| Nashville, TN 37215 | | 16DA37555 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, William G. Kennon Jr., ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto Clark H. Tidwell and wife, Ann Dobson Tidwell ("Grantees"), their heirs and assigns, the following described property located in Nashville, Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 361 on the Plan of Seven Hills, Section VIII, of record in Book 3300, page 14, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the north terminus of Hildreth Court at the corner of Lots Nos. 360 and 361; thence with the line between said lots, northerly 244.9 feet to a point; thence northeasterly 210.6 feet to a concrete monument; thence easterly 53.2 feet to a concrete monument; thence southerly 304.3 feet to a corner of Lot No. 362; thence with the line between Lots No. 361 and 362, westerly 231.3 feet to the east terminus of Hildreth Court; thence northwesterly with the terminus of said Court, around a slight curve, 53.9 feet to the point of beginning.
>
> Being part of the same property conveyed to William G. Kennon, Jr., and wife, Carolyn H. Kennon, by deed from Camille Harrison Williams of record in Book 7308, page 284 of Register's Office of Davidson County, Tennessee, and conveyed from Carolyn H. Kennon to William G. Kennon, Jr., by Quitclaim Deed of record in Book 7747, page 641, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, with all rights, easements and appurtenances belonging to the premises to the said Grantees, their heirs and assigns, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the Grantees, the Grantees' heirs and assigns, that I am lawfully seized in fee simple absolute of the granted premises; that the premises are free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors and administrators shall warrant and

defend title to the Grantees and their heirs and assigns forever, against the lawful claims and demands of all persons.

Carolyn H. Kennon, wife of William G. Kennon, Jr., has executed this instrument in order to convey her homestead, elective share, year's support and all other marital rights.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of July, 1996.

William G. Kennon Jr.
WILLIAM G. KENNON, JR.

Carolyn H Kennon
CAROLYN H. KENNON

* * * * * * * * * *

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ 300,000.00.

Richard N Tidwell
AFFIANT

Sworn to and subscribed before me
this 15th day of July, 1996.

Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

96 JUL 23 PM 1:01
REGISTER
DAVIDSON COUNTY, TN.

02206376
IDENTIFICATION REFERENCE

* * * * * * * * * *

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Linda Gayle Barnes, a Notary Public in and for said County and State, WILLIAM G. KENNON, JR. and CAROLYN H. KENNON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

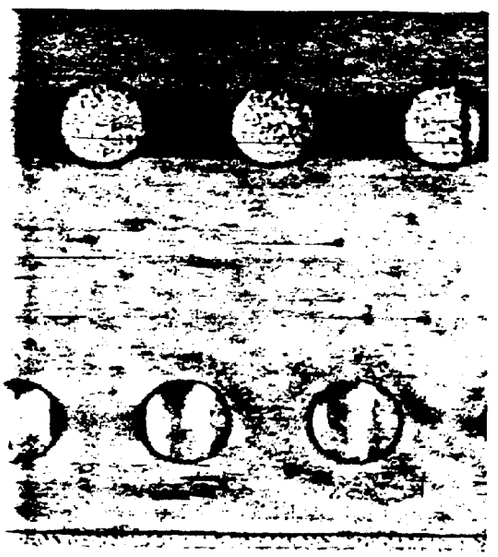
Witness my hand, at office in Nashville, Tennessee on this the 15th day of July, 1996.

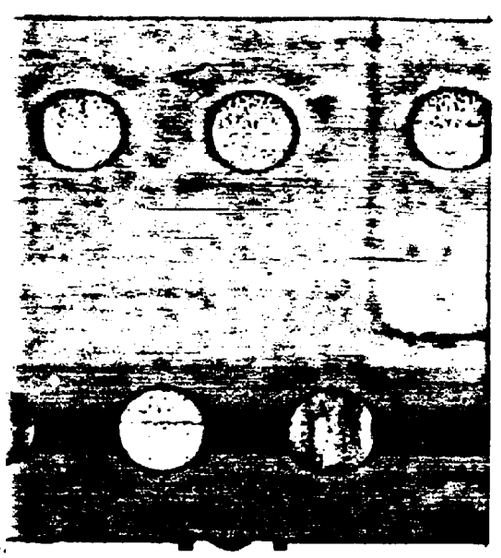
Linda Gayle Barnes
NOTARY PUBLIC

My Commission Expires: 5-23-98

C.A.Y.L.E. NOTARY PUBLIC AT LARGE TENNESSEE

3261 07/23/96 01:01 03CHECK 1119.00





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

RECEIVED OF _____

FOR _____

BOOK 10129 PG 314

| | | |
|---|---|---|
| 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 300000.00
CON TX 1110.00
PRFEE 1.00
MTGEED 8.00
TOTAL 1119.00
CHECK 1119.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/96 01 1511 0001 0261

0206376
IDENTIFICATION REFERENCE

96 JUL 23 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065892