This instrument prepared by:
Glenn G. Dukes, Jr.
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

BOOK 10208 PG 820

WARRANTY DEED

ADDRESSES OF NEW OWNERS	SEND TAX BILL TO:	MAP PARCEL NO.:
Shawn A. Tidwell and Mary Kelly Tidwell 7441 Harrow Drive Nashville, TN 37221	Same	142-2 121

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable considerations, Robert E. Caldwell and Toni B. Caldwell, have this day bargained and sold and do hereby transfer and convey unto Shawn A. Tidwell and Mary Kelly Tidwell, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Cross Timbers Subdivision, of record in Book 4175, page 21, Register's Office for said County, to which Plat reference is made for a more complete description.
>
> Being the same property conveyed to Robert E. Caldwell and Toni B. Caldwell by deed from Ann L. Vickery, unmarried, of record in Book 7359, page 184, Register's Office for said County.
>
> The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $125,850.00.

Subscribed and sworn to before me this the 25th day of September, 1996.

Affiant

Notary Public

My Commission Expires: My Commission Expires JULY 24, 1999

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Shawn A. Tidwell and Mary Kelly Tidwell (hereinafter sometimes "Transferees"), their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said Transferees, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hand this the 25th day of September, 1996.

Robert E. Caldwell

Toni B. Caldwell

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 25th day of September, 1996, before me personally appeared Robert E. Caldwell, personally known to me, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of September, 1996.

Notary Public

My Commission Expires:

My Commission Expires JULY 24, 1998

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this the 25th day of September, 1996, before me personally appeared Toni B. Caldwell, personally known to me, and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of September, 1996.

Notary Public

My Commission Expires:

My Commission Expires JULY 24, 1998

4709 10/01 0101 03CHECK 474.65

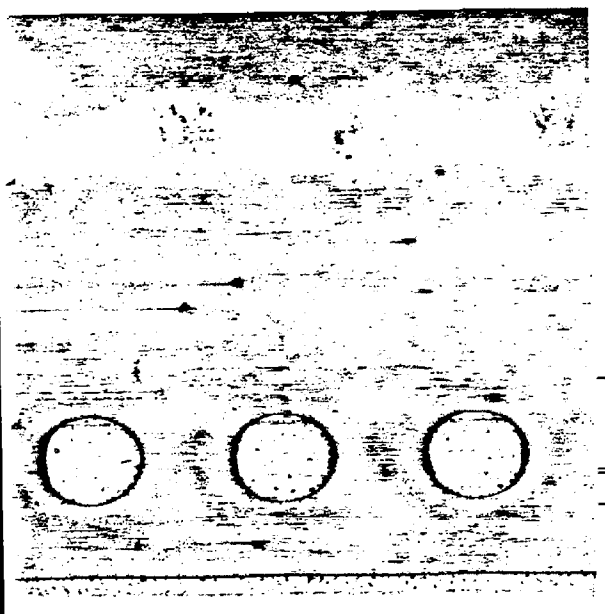
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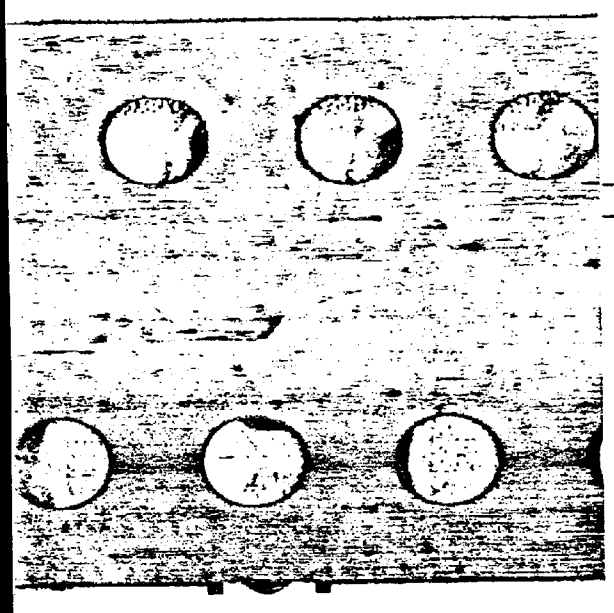
96 OCT -1 AM 9:20

DAVIDSON COUNTY, TN

0231125

IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10208 PG 822

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				125850.00
			CON TX	465.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	474.65
			CHECK	474.65
10/01/96	01	09:30	0001	4708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -1 AM 9:28

FELIX Z. WILSON
DAVIDSON CO., TN.

0231125
IDENTIF. & REFERENCE

№ 1071798

No. [redacted]