File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10224 PG 379

#14216

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAWSON E. HIGNUTT, JR. (NAME)	NEW OWNER (NAME)	117-11-B
7208 Magnolia Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	48
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA90094

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, MARY LOUISE LEA TIDWELL, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF OF OSCAR CROMWELL TIDWELL, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAWSON E. HIGNUTT, JR. AND WIFE, GAIL L. HIGNUTT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit C-16 on the Plan of Revised Plan of the Villager East Condominium Apartments of record in Plat Book 5200, page 235, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager East Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5457, page 298, corrected in Book 5553, page 336, said Register's Office.

Being the same property conveyed to Oscar Cromwell Tidwell, Jr. by deed from Helen H. Martin and Preston B. Martin of record in Book 6397, page 634, said Register's Office. Oscar Cromwell Tidwell, Jr. has since died and devised said property to Mary Louise Lea Tidwell by Will Book 149, page 686, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes which have been prorated and paid by the Seller: (2) Restrictions of record in Book 5457, page 298, corrected in Book 5553, page 336; (3) Easement of record in Book 4110, page 245; (4) Charter of record in Book 5450, page 744; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 235, said Register's Office.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 OCT 14 AM 10:44

0235602
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 3600 Hillsboro Pike, C-16, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of October, 19 96

Mary Louise Lea Tidwell
MARY LOUISE LEA TIDWELL, DEVISEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LOUISE LEA TIDWELL, DEVISEE

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 8th day of October, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

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9479 10/14 0101 03CHECK 171.80

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Dawson E Hignutt Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

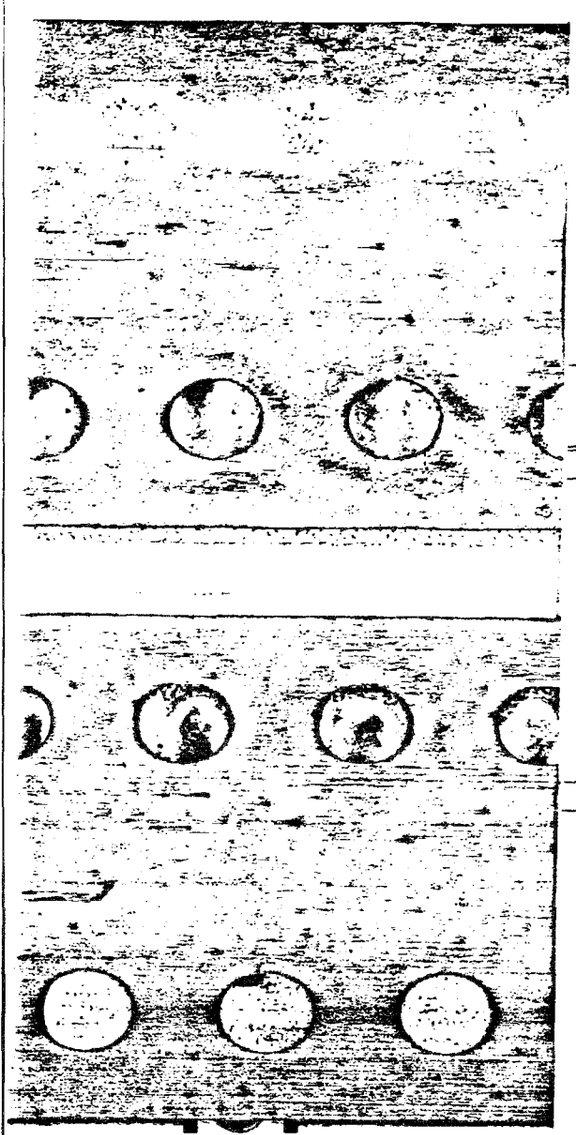
Notary Public

WARRANTY DEED

FROM
MARY LOUISE LEA TIDWELL,
DEVISEE

TO
DAWSON E. HIGNUTT, JR. AND
WIFE, GAIL L. HIGNUTT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10224 PG 381

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
			10/14/96 01	10:51 0001 9479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235602
IDENTIF. # REFERENCE

96 OCT 14 AM 10:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1076525

No. [redacted]