Box 23
(MBH)

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

BOOK 10834 PG 422

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Raymond C. Tidwell and wife Teresa K. Tidwell 7949 Sawyer Brown Road Nashville, TN 37221	Same	Map 91-11 Parcel 220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me this the 11th day of March, 1998.

Notary Public

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 27, 2001

98 041127
MAR 11 PM 4:16
REGISTER'S OFFICE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rock City Realty Co., Inc., a Tennessee corporation**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Raymond C. Tidwell and wife, Teresa K. Tidwell**, hereinafter called "Grantee", his successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

This is improved property known as 712 51st Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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 this 9TH day of March, 1998.

ROCK CITY REALTY CO., INC.
a Tennessee corporation

BY: _____
Charles Clifford
Vice President

STATE OF COLORADO
COUNTY OF ~~DAVIDSON~~ Teller

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Charles Clifford.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of **Rock City Realty Co., Inc.**, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9 day of March, 1998.

_____
Notary Public

My Commission Expires:

10-28-2000

CYNDI CLARK
NOTARY PUBLIC
STATE OF COLORADO

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the westerly 15 feet of Lot No. 914 and the southerly 50 feet of the northerly 100 feet of Lots 916, 918, 920, 922, and 924, of Block 126, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lots 914, 916, 918, 920, 922 and 924 fronts 50 feet on the easterly side of 51st Avenue, North, formerly 10th Street, and runs back between parallel lines parallel with and 50 feet south of the southerly margin of Indiana Avenue 150 feet to a dead line.

Being the same property conveyed to Rock City Realty Co., Inc. by deed from Paul Leonardo and wife, Ruby Lee S. Leonardo, of record in Book 4897, page 779, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being the north 50 feet of Lots 916, 918, 920, 922 and 924, and the north 50 feet of the west 15 feet of Lot No. 914, of Block 126, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

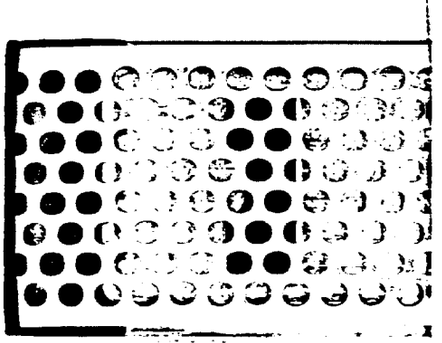
Said parts of said lots front 50 feet on the easterly side of 51st Avenue North and run back between parallel lines, along the southerly margin of Indiana Avenue, 150 feet to a dead line.

Being the same property conveyed to Rock City Realty Company, Inc., a Tennessee corporation, by deed from Mary Maxine Page, as Trustee for Timothy A. Page, of record in Book 4639, page 557, said Register's Office.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 1998 and subsequent years.

4492 03/11 0101 03CHECK 1



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

RECEIVED OF _____

FOR _____

BOOK 10834 PG 425

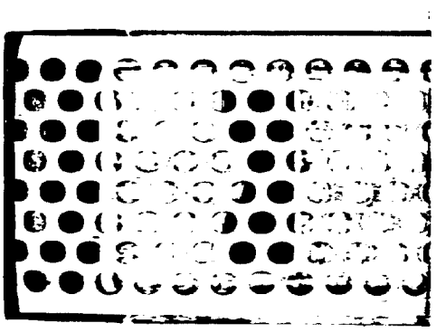
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 12.00
TOTAL 161.00
CHECK 161.00

03/11/98 01 16:14 0001 4492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04111127
IDENTIF. & REFERENCE

93 MAR 11 PM 4:16

No. 1264883