BOOK 10887 PG 382

This Instrument Prepared By:
Julia E. Stovall
Attorney At Law
155 Franklin Road
Brentwood, TN 37027
(615) 370-8900

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Daniel Michael Tidwell 5100 Kentucky Avenue Nashville, Tennessee 37209	Same	Map 91-7 Parcel 189

QUITCLAIM DEED

In consideration of the terms of the Final Decree of Divorce, in the Chancery Court of Williamson County, Tennessee, bearing docket number I-25235, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Brenda Ann Tidwell, conveys and quitclaims to Daniel Michael Tidwell, all her right, title and interest, in and to the following described real property, TO WIT:

TRACT I:
Being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, said Register's Office and described as follows:

Said Lots front together 110 feet on the southerly margin of Kentucky Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line with the westerly margin of 51st Avenue North to an alley in the rear on which it measures 110 feet.

TRACT II:
Being on portions of Lots 1001, 1003 and 1005 of Block No. 173 in Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the west right-of-way line of 51st Avenue, formerly known as 10th Street; thence, 150 feet 00 inches north along the west right-of-way line of 51st Avenue North, to a point, said point being on the south right-of-way of a 25 foot wide alley and being the northeast corner of Lot 1001, said point being the true point of beginning. Thence, in a southerly direction along the western right-of-way of 51st Avenue North, 70 feet 00 inches to a point, said point being on the western right-of-way line of 51st Avenue North and the eastern property line of Lot 1001; thence in a westerly direction along a line parallel to the north right-of-way line of the 25 foot wide alley, a distance of 73 feet 6 inches to a point, said point being located within Lot 1005; thence, in a northerly direction along a line parallel to the west right-of-way line of 51st Avenue North, a distance of 70 feet 00 inches to a point, said point being on the south right-of-way line of the 25 foot wide alley and on the north property line of Lots 1005; thence, easterly along the southern right-of-way line of the 25 foot alley, 73 feet 6 inches to the point of beginning and containing 5,145 square feet.

Being the same property conveyed to Capital City Baptist Church by deed from Eston P. Miller, et al. Trustees of the West Nashville Cumberland Presbyterian Church of record in Book 5064, Page 451, Register's Office for Davidson County, Tennessee.

TRACT III:
Being all of Lots 1007 and 1009 and a portion of Lots 1001, 1003 and 1005, of Block 173 in Plan No. 1, West Nashville of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the West right-of-way line of 51st Avenue North; thence northerly along the westerly margin of 51st Avenue North, 80 feet to a point; thence the westerly direction along a line parallel to the north right-of-way line of Kentucky Avenue 73.5 feet to a point; thence in a northerly direction along a line 1101 51st Avenue North & 5101-5103 Kentucky Avenue, Nashville, Tennessee, parallel to the west right-of-way line of 51st Avenue North, a distance of 70 feet to the point in the southerly margin of a 25 foot wide alley. Thence along the margin of the same westerly 61.5 feet to a point, said point being the common rear corner of Lots 1009 and 1011. Thence along the line between said Lots 150 feet to the northerly margin of Kentucky Avenue, thence along the margin of the same 135 feet to the point of beginning.

Being the same property conveyed to Capitol City Baptist Temple, formerly the Georgia Avenue Baptist Church, Inc., by deed from Eston P. Miller et al., Trustees of the West Nashville Cumberland Presbyterian Church of record in Book 5064, Page 454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel M. Tidwell by deed of record in Book 9539, Page 750, Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

This is improved property, located at 5100 Kentucky Avenue, Nashville, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 6th day of April, 1998.

Brenda Ann Tidwell
BRENDA ANN TIDWELL

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Paula Abernathy, a Notary Public in and for said County and State, BRENDA ANN TIDWELL, the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of April, 1998.

Paula Abernathy
NOTARY PUBLIC

PAULA ABERNATHY NOTARY PUBLIC WILLIAMSON CO., TENN.

My Commission Expires: 7/15/01

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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Transfer tax on this transfer is exempt under the provisions of T.C.A. 67-4-409, et seq.

Brenda Ann Tidwell
BRENDA ANN TIDWELL

Sworn to and subscribed before me this
6th day of April, 1998.

PAULA J. Paula Abernathy
NOTARY PUBLIC

My Commission Expires: 7/15/01

0425838
BOOK/PAGE REFERENCE

98 APR 15 PM 1:35
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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