BOOK 10906 PG 394
Book 10906 Pg 394 506

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00 Caroline G. Nagge Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF March Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline G. Nagge (NAME)	CTX MORTGAGE. (NAME)	MAP 155
8435 Russell Road (ADDRESS)	P.O. Box 19409 (ADDRESS)	PAR 4 & 5
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	DALLAS TX 75219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, The Bessie Pauline Tidwell Heirs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caroline G. Nagge, an unmarried person

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

Tract I:
Land in Davidson County, Tennessee, Being Described according as follows: beginning at an Iron pin drove in the ground, with small black walnut pointers, Mrs. S. D. Bradfords and Roger Hutton's line southwest corner, thence with Roger Hutton's line south 60 1/2 degrees east 14 2/3 poles to a pin, Roger Hutton's southeast corner, with S. L. Mays line with hickory and red oak pointers, thence with said Mays line, south 3 degrees west 22 36/100 poles to an iron pin in the said Mays line, with black walnut pointers Mrs. S. D. Bradford's corner, thence with her line, north 87 degrees west 12 68/100 poles to an iron pin, Mays corner, thence with the Mays line north 3 degrees east 28 36/100 poles to the beginning, containing two acres, more or less.

Tract II: Land in Davidson County, Tennessee, being described as follows: Beginning at an iron pin with large Beech pointer, S. L. Mays N. W. Corner and Hutton Heirs Line, thence with their line north 87 degrees west 12.68 poles to an iron pin drove in the ground with dogwood and maple pointers, Sammie Bradford's corner, thence with her line south 3 degrees west 9 68/100 poles to an iron pin drove in the ground with black walnut and redbud pointers in her line, D. S. King's N. W. Corner, thence with his line south 60 1/2 degrees east 14 2/3 poles to an iron pin drove in the ground, said King's N. E. Corner on S. L. Mays line, with hickory and red oak pointers, thence with said S. L. Mays line north 3 degrees east 15 68/100 poles to the point of beginning, containing one acre, more or less. (SEE CONTINUATION PAGE)

unimproved ( )
This is improved (X) property, known as 8435 Russell Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 20th day of March 19 98

Fred Tidwell — Fred Tidwell
Shirley Tidwell Null — Shirley Tidwell Null
Charles Tidwell — Charles Tidwell
Jesse Tidwell — Jesse Tidwell
Sara Jane Tidwell Hand — Sara Jane Tidwell Hand
Christine Tidwell Hughes — Christine Tidwell Hughes
Irene Tidwell McCord — Irene Tidwell McCord
Betty Ann Tidwell Webber — Betty Ann Tidwell Webber
John W. Tidwell — John Tidwell
Raymond Tidwell — Raymond Tidwell
Ted Tidwell Jr — Ted Tidwell, Jr.
Marie Tidwell Hudgins — Marie Tidwell Hudgins

CONTINUATION OF LEGAL DESCRIPTION

Being the same property conveyed to Fred Spence by deed of record in Book 1467, page 339 (Tract I) and Book 1469, page 316 (Tract II) Register's Office for Davidson County, Tennessee. The said Fred Spence (who was also known as Fred William Spence) died as a widower, leaving the described property to his daughter, Bessie Spence Tidwell. Bessie Spence Tidwell (who was also known as Bessie Pauline Tidwell) also has since died as a widow, leaving the described property to her 11 (eleven) children, per stirpes, as follows: Fred Tidwell, Ted Tidwell, John Tidwell, Irene Tidwell McCarod, Christine Tidwell Hughes, ALSA McCOLLY Sara Jane Tidwell Hand, Marie Tidwell Hudgins, Jesse Tidwell, Charles Tidwell, Betty Ann Tidwell Webber and Shirley Tidwell Null. The said Ted Tidwell has since died intestate, leaving as his sole heirs-at-law his two sons, Ted Tidwell, Jr. and Raymond Tidwell.

0253 04/29 0L01 03CHECK 287.40

98 APR 29 PM 2:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0431270

BOOK 10906 PG 396

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Christine Tidwell Hughes~~ Gloria Whitfield, a Notary Public in and for said County and State, the within named Christine Tidwell Hughes

the bargainor, 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 Bluff, Tennessee, this 18th day of March 1998

Commission expires 12-18-2000

Gloria Whitfield
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Fred Tidwell~~ Deborah Tidwell, a Notary Public in and for said County and State, the within named Fred Tidwell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Burns, Tennessee, this 18th day of March 1998

Commission expires 10-22-2001

Deborah Tidwell
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Irene Tidwell McCord

the bargainor, 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 Nashville, Tennessee, this 19 day of March 1998

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Charles Tidwell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of March 1998

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Shirley Tidwell Null

the bargainor, 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 Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Raymond Tidwell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Ted Tidwell, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Marie Tidwell Hudgins

the bargainor, 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 Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10906 PG 398

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Sara Jane Tidwell Hart

the bargainor, 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 Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Ann Hassan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Betty Ann Tidwell Webber

the bargainor, 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 Nashville, Tennessee, this 19 day of March 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Hassan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Sue Hassan, a Notary Public in and for said County and State, the within named Jesse Tidwell

the bargainor, 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 Nashville, Tennessee, this 2 day of April 19 98

Commission expires My Commission Expires SEPT. 23, 2000

Sue Ann Hassan

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Tidwell

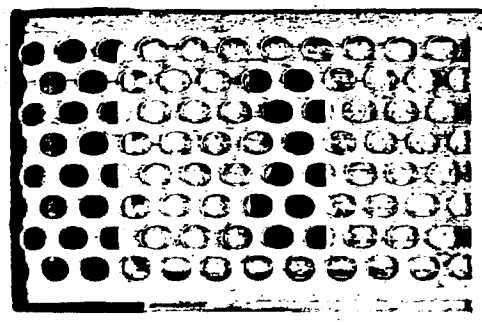
the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27 day of April 19 98

Commission expires 5-1-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. JAMES A. WAECHTER

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10906 PG 399

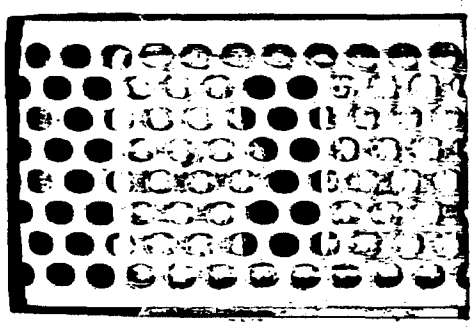
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
TOTAL 287.40
CHECK 287.40

04/29/98 01 14:46 0001 0253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431270
IDENTIF. ↑ REFERENCE

98 APR 29 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286342