BOOK 10939 PG 638

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Nick Schroeder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY 1998.

RICHARD R. HEDGEPATH, SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney My Commission Expires SEPT. 29, 2001 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Fay Sherrill and **Nick Schroeder**	Same and a copy to:	Map 91-11
1518 East Stewart Lane	Teresa K. Tidwell 6708 Upton Ln.	Parcel 220
Nashville, TN 37218	Nashville, TN 37209	

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, I, **TERESA K. TIDWELL**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAY SHERRILL** AND **NICK SCHROEDER**, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A ONE-HALF UNDIVIDED INTEREST IN A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

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 Teresa K. Tidwell by quitclaim deed from Raymond C. Tidwell and wife, Teresa K. Tidwell, of record in Book 6351, Page 635, 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 Teresa K. Tidwell by quitclaim deed from Raymond C. Tidwell and wife, Teresa K. Tidwell, of record in Book 10939, Page 635, Register's Office for Davidson County, Tennessee.

712 – 51st Avenue, North, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 I do covenant with said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hands this 20th day of May 1998.

Teresa K. Tidwell
TERESA K. TIDWELL - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Teresa K. Tidwell**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of May 1998.

RICHARD R. HEDGEPATH
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires SEPT. 29, 2001

PICK-UP

98 MAY 21 PM 12:54
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 044 0272

98111 05/20 0101 03CHECK 157.00

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

RECEIVED OF _____

FOR _____

BOOK 10939 PG 640

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 8.00
TOTAL 157.00
CHECK 157.00

05/20/98 01 12:55 0001 9811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440272
IDENTIF. # REFERENCE

98 MAY 20 PM 12:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1295792