D/J 5.

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 10970 PAGE 697

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, SHAWN P. TIDWELL and wife, LAURIE N. TIDWELL, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto TIMOTHY T. ROSSER and wife, DENISE F. ROSSER, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 as shown on the Plan of Oak Highlands, of record in Book 6900, pages 431-435, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn P. Tidwell and wife, Laurie N. Tidwell by Warranty Deed of Jerry Steve Smith and wife, Mavis B. Smith, dated August 19, 1994, and of record in Book 9445, page 94, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 5028 West Oak Highland Drive, Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, their successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 3rd day of June, 1998.

SHAWN P. TIDWELL

LAURIE N. TIDWELL

044850
IDENTIF. & REFERENCE
98 JUN 10 AM 10:10
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

k:\atty4\capital\wise\warranty.deed

8572 06/10 0101 03CHECK 449.23

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that SHAWN P. TIDWELL and wife, LAURIE N. TIDWELL, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 3rd day of June, 1998..

Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BOOK 10970 PG 699

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $117,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shawn Reed
Affiant

Subscribed and sworn to before me this 3rd day of June, 1998.

Martha Ann Beasley
Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

AmSouth Bank
PO Box 25314
Santa Ana, CA 92799-5314

PROPERTY ADDRESS:

5028 West Oak Highland Drive
Antioch, TN 37013

MAP PARCEL NUMBER

173-4-A-60C0

k:\atty4\capital\wise\warranty.deed

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

RECEIVED OF _____

FOR _____

BOOK 10970 PG 700

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 117900.00
CON TX 436.23
PRFEE 1.00
WDEED 12.00
TOTAL 449.23
CHECK 449.23

06/10/98 01 10:09 0001 8572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448501
IDENTIF. # REFERENCE
98 JUN 10 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1304453