STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Twila R. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES 9/2/01

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PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Twila R. Walker	First Trust Mortgage Company	53-34
(NAME)	(NAME)	
1508 Beauna Court	6525 Quail Hollow, Ste. 300	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Memphis, TN 38120	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Gene E. Tidwell and wife, Bobbie J. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Twila R. Walker, married, and Gene E. Tidwell, married

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

LAND in Davidson County, Tennessee, being Lot No. 1, on the plan of Subdivision of Apache Lane Property, as shown on plat of record in Plat Book 9700, Page 106, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said property has been re-subdivided and is Lot 5, Beauna Hill Subdivision, as shown on plat of record in Plat Book 8250, Page 879, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, by Deed of Record in Book 10848, page 498, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved (XX) This is improved ( ) property, known as 1508 Beauna Court (House Number) (Street) Madison, TN 37115 (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. Whenever 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 our hand(s) this 25th day of November, 19 98

Gene E. Tidwell

Gene E. Tidwell

Bobbie J. Tidwell

Bobbie J. Tidwell

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Gene E. Tidwell and wife, Bobbie J. Tidwell~~

the bargainor~~(s)~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~, Tennessee, this 25th day of November, 19~~98~~.

Commission expires 11/28/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

051994 2

IDENTIF. # REFERENCE

WARRANTY DEED

98 DEC -3 AM 8:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

FROM

TO

Furnished by:

4842 12/03 0101 03CHECK 473.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 473.50
				CHECK 473.50
			12/03/98 01	08:45 0001 4842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519942
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 8:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379860