BOOK 11290 PAGE 355

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

x Maxie O. Patton, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 1998.

Dana Hensley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-28-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAXIE O. PATTON, TRUSTEE 407 ROLLING MILL ROAD OLD HICKORY, TN 37138	NEW OWNER	MAP 64.02 PARCEL 72

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,

BEAUNA TIDWELL AND HUSBAND, GLEN E. TIDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAXIE O. PATTON., TRUSTEE

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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to the following:
1. 1998 Taxes and subsequent years.
2. Plan of record in Plat Book 5190, Page 576, said Register's Office.
3. Restrictions of record in Book 4728, Page 568, said Register's Office.
4. Easement for septic system granted to Beauna Tidwell of record in Book 10831, Page 186, said Register's Office.
5. Any and all restrictions, conditions and easements of record.

This is improved property known as: 407 ROLLING MILL ROAD, OLD HICKORY, TN 37138
(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 our hand(s) this 31ST day of DECEMBER, 1998.

Beauna Tidwell
BEAUNA TIDWELL

Glen E. Tidwell
GLEN E. TIDWELL

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, BEAUNA TIDWELL AND HUSBAND, GLEN E. TIDWELL, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of DECEMBER, 1998.

Susan Beasley Ervin
NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

LEGAL DESCRIPTION - EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PARCEL OF LAND OR EASEMENT DESIGNATED AS "RESERVED FOR DRAINAGE" AND LOCATED BETWEEN LOTS NOS. 212 AND 213 ON THE PLAN OF BRANDYWINE FARMS, SECTION 12, OF RECORD IN BOOK 5190, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PARCEL OR EASEMENT FRONTS 359.42 FEET ON THE NORTHERLY SIDE OF ROLLING MILL ROAD, AND EXTENDS BACK 285.45 FEET ON THE WESTERLY LINE AND 283.49 FEET ON THE EASTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 269.74 FEET.

BEING THE SAME PROPERTY CONVEYED TO GLENN E. TIDWELL AND WIFE, HANNELORE F. TIDWELL BY DEED FROM J. R. COARSEY, TRUSTEE, OF RECORD IN BOOK 4876, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO GLEN E. TIDWELL BY QUITCLAIM DEED OF RECORD IN BOOK 5789, PAGE 479; THEN CONVEYED TO BEAUNA TIDWELL BY QUITCLAIM DEED OF RECORD IN BOOK 7244, PAGE 971, SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN BEAUNA TIDWELL AND HUSBAND, GLEN E. TIDWELL BY QUITCLAIM DEED, DATED NOVEMBER 2, 1987, AND OF RECORD IN BOOK 7395, PAGE 548, SAID REGISTER'S OFFICE.

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M W T
B.T.

053484 3
IDENTIF. & REFERENCE

99 JAN 11 AM 9:18

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL TO:

0779 01/11 TO 11/10 6770
792.00 CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11290 PAGE 357-A

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 792.00
CHECK 792.00
01/11/99 01 09:16 0001 0779

053843

IDENTIF. & REFERENCE

99 JAN 11 AM 9:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410145