# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
2nd DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)
My Commission Expires MAR. 23, 2002

mail

**THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virgil T. Ross | Pacific American Mortgage | Map 53-9 |
| (NAME) | (NAME) | |
| 1505 Beauna Court | 4144 North Central Exp. S. 900 | Parcel No. 109 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Dallas, TX 75204 | |
| (CITY) (STATE) (ZIP) | (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, 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 Virgil T. Ross and wife, Mary E. Ross

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. 2 on the Plan of Beauna Hill of record in Book 8250, Page 879, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell by Quitclaim Deed from Glen E. Tidwell and wife, Bobbie J. Tidwell which deed is of record in Book 10848, Page 498, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, ASMAY BE SET FORTH ON THE PLAT OF BEAUNA HILLS OF RECORD IN PLAT BOOK 8250, PAGE 879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 11086, PAGE 123, SAID REGISTER'S OFFICE.

99 FEB -4 PM 1:05
RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05452299

unimproved ( )
This is improved ( X ) property, known as 1505 Beauna Court, Madison, TN 37115
(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 2nd day of February 19 99

Gene E. Tidwell
Gene E. Tidwell

Bobbie J. Tidwell
Bobbie J. Tidwell

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 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 Madison, Tennessee, this 2nd day of February, 1999.

Commission expires March 23, 2002

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____ .

My commission expires _____

_____
Notary Public



871 02/04 0101 03CHECK 466.10

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

BOOK 11327 PAGE 694

0545299
IDENTIF. & REFERENCE

99FEB-4 PM 1:05

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 123000.00 |
| CON TX | 455.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 466.10 |
| CHECK | 466.10 |

02/04/99 01 13:03 0001 1871

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1421200