New owners: **JOEL REX TIDWELL, ET UX, JULIA KING TIDWELL**
Address: 2347 Gallatin Pike, North
Madison, TN 37115

Send Tax Notices to: **JOEL REX TIDWELL, ET UX, JULIA KING TIDWELL**
Address: 2347 Gallatin Pike, North
Madison, TN 37115

Map 34-3 - P/O Parcel 62

BOOK 11377 PG. 877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVENTY THOUSAND AND NO/100 ($70,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, J. L. NEWMAN AND WIFE, WILDA T. NEWMAN,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JOEL REX TIDWELL AND WIFE, JULIA KING TIDWELL,** as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in the Tenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a boundary survey by Ragan-Smith-Associates, Inc., Job No 98-156, W. O. No. 6025, dated February 5, 1999, as follows:

BEGINNING at an existing concrete monument in the southeasterly right-of-way line of Marsha Drive (50' Public right-of-way) at the northwest property corner of Lot No. 3 as shown on the final plat of Section Two - addition of Shepherd Hills as of record in Plat Book 3842, Page 27, R.O.D.C., Tennessee; thence with said right-of-way line north 34 degrees 54 minutes 27 seconds east a distance of 178.69 feet to an iron pin (set); thence with a 292.02-foot radius curve to the right an arc distance of 101.42 feet to an existing concrete monument, said curve has a chord bearing and distance of north 44 degrees 51 minutes 27 seconds east 100.916 feet; thence with a 750.00 foot radius curve to the left having an arc distance of 31.85 feet to an iron pin (set) at the southwest property corner of reserve Parcel "A" as shown on the final plat of Section One - North Hill Estates as of record in Plat Book 3300, Page 18, R.O.D.C., Tennessee. Said curve has a chord bearing and distance of north 53 degrees 35 minutes 27 seconds east 31.850 feet; thence leaving said right-of-way line, with the southwest property line of reserve Parcel "A" and Lot 54, in part, south 52 degrees 17 minutes 26 seconds east a distance of 537.69 feet to an iron pin (set); thence leaving the

THIS INSTRUMENT WAS PREPARED BY
HARSH, PARKS & HARSH GALLATIN, TENNESSEE

RECORDERS MEMO
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southwesterly property line Lot 54, with a new line through the property of which this tract is a part, south 37 degrees 48 minutes 13 seconds west, a distance of 316.69 feet to an iron pin (set) in the northeasterly property line of Lot No. 2 as shown on the Final Plat of Section Two - addition to Shepherd Hills; thence with the northeasterly property line of Lot 2 north 52 degrees 11 minutes 47 seconds west a distance of 200.38 feet to an existing iron pin of the common northeast corner between Lots 2 and 3; thence with the northeasterly property line of Lot 3, north 51 degrees 31 minutes 34 seconds west a distance of 320.85 feet to an existing iron pin; thence north 46 degrees 36 minutes 06 seconds west, a distance of 28.65 feet to the point of beginning, and containing 174,240 square feet or 4,0000 acres, more or less as calculated by the above courses.

BEING a part of the same land conveyed to **J. L. NEWMAN AND WIFE, WILDA T. NEWMAN,** as of record and Deed Book 3308, Page 340, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said **JOEL REX TIDWELL AND WIFE, JULIA KING TIDWELL,** as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1999 REAL ESTATE TAXES, which are to be pro-rated, applicable Zoning and Building regulations, if any, and all visible easements.

WE FURTHER COVENANT with said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land herein conveyed unto the said **JOEL REX TIDWELL AND WIFE, JULIA KING TIDWELL,** as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

GRANTEES will be given full possession of said above described premises upon delivery of this deed.

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

WITNESS our hands this 10 day of March, 1999.

J. L. Newman

J. L. NEWMAN

Wilda T. Newman
WILDA T. NEWMAN

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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 **J. L. NEWMAN AND WIFE, WILDA T. NEWMAN, THE BARGAINORS,** with whom I am personally acquainted, (or who proved to me their identity upon 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 10 day of March, 1999.

Linda H. Hines
NOTARY PUBLIC

My commission expires: 3/23/2002

OATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6598 03/10 0101 03CHECK 274.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the interest in property transferred, whichever is greater is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joel Rex Tidwell
JOEL REX TIDWELL

Subscribed and sworn to before me, this the 10 day of March, 1999.

Linda H. Hines
NOTARY PUBLIC

My commission expires: 3/23/2002

0559191
IDENTIF. + REFERENCE

99 MAR 10 PM 1:12

REGISTER
DAVIDSON CO. TN.

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11377 PG. 880

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

0559191

IDENTIF. & REFERENCE

99 MAR 10 PM 1:12

REGISTER
DAVIDSON CO. TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

03/10/99 01 13:11 0001 6598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435745