0594499

IDENTIFICATION REFERENCE

99 JUN -2 PM 12:53

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11506 PG. 830

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40855
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Greer C. Tidwell, Jr. Marian H. Tidwell 889 Oak Valley Lane Nashville, Tennessee 37220	FT Mortgage Companies d/b/aSunBelt National Mortgage 10741 King William Drive Dallas, TX 75220

TAX MAP-PARCEL NUMBERS: 146-02-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 314500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy L. Smith and spouse, Michelle M. Smith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greer C. Tidwell, Jr. and spouse, Marian H. Tidwell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, pages 15 & 16, Register's Office for said County.

SAID Lot No. 16 fronts 207.88 feet on the southerly margin of Oak Valley Lane and extends back 236.59 feet on the westerly line and 272.93 feet on the easterly line to a dead line in the rear, measuring 249.03 feet thereon.

BEING the same property conveyed to Timothy L. Smith and spouse, Michelle M. Smith by deed from James Thornton Riley and spouse, Mary Sharp Riley of record in Book 10270, page 982, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with - Owner's Certificate, of record in Plat Book 1835, Pages 15 & 16, said Register's Office, which Plan shows a 75 foot minimum building setback line from Oak Valley Lane and a 15 foot easement for public utility, bridlepath and Old Kirkman Road along the rear line of said lot and a 10 foot easement for public utility purposes along the easterly side line of said lot.; Restrictive covenants of record in Book 1788, page 1809, page 539, said Register's Office.

This instrument is executed on behalf of Timothy L. Smith by Michelle M. Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 889 Oak Valley Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 11506 PG. 831

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 1999.

Timothy L. Smith, By: Michelle M. Smith, Atty-In-Fact

Michelle M. Smith

State of Tennessee
County of Davidson

On this 27th day of May, 1999, before me the undersigned authority, personally appeared **Michelle M. Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 314500.00

Affiant

Sworn and subscribed before me on the 27th day of May, 1999.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

Widoc: Deed Wty—12/92

State of Tennessee
County of Davidson

BOOK 11506 PG. 832

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle M. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Timothy L. Smith**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Timothy L. Smith and Michelle M. Smith

TO: Greer C. Tidwell, Jr. and Marian H. Tidwell

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Michelle M. Smith, Affiant

Sworn to and subscribed before me this

27th day of May, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

#032 06/02 0101 02CHECK 1178.95

Widoc: PAS Exhib WD—9191

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11506 PG. 833

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

0594499

IDENTIFICATION REFERENCE

99 JUN -2 PM 12:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	314500.00
CON TX	1163.65
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1178.65
CHECK	1178.65

06/02/99 01 12:57 0001 4032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468557