40-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38073 FILE BOX "7"

BOOK 11554 PAGE 123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant Bobby Tidwell

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/18/99

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL #
BOBBY W. TIDWELL ET UX	**CTX MORTGAGE CO.**	148-15-104
4733 ARAPAHO BEND	P. O. BOX 199077	5DU 71545
ANTIOCH, TN 37013	DALLAS, TX 75219-9000	

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, **DONALD R. NORTHCUTT, TRUSTEE WITH FULL POWER TO SELL, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY THIRD PARTY BENEFICIARY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY W. TIDWELL AND WIFE, KATHERINE R. TIDWELL**

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:

BEING Lot No. 53 on the Plat of Apache Hills, Section Five, Part Two, of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donald R. Northcutt, Trustee with full power to sell, convey, and encumber without joinder of any third party beneficiary, by deed from George L. Gulley, Sr., and Estate of Jane Alford by George Gulley, Jr., sole Heir at Law, of record in Book 11046, Page 540, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as 4733 Arapaho Bend, Antioch, Tennessee 37013
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 my hand this 30th day of JUNE, 1999.

Donald R Northcutt, Trustee

DONALD R. NORTHCUTT, TRUSTEE

06006729
IDENTIFICATION REFERENCE
99 JUL -1 PM 4:41
BILL GARRELL REGISTER
DAVIDSON COUNTY, TN.
7143 07/01 0404 CHECK 281.10

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 **DONALD R. NORTHCUTT, TRUSTEE** the bargainors with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee., this 30 th day of June, 1999.

My Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ___th_____ day of _____, 19_99____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the th day of June, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

My commission expires:_____ _____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 125

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

0606729

IDENTIF. & REFERENCE

99 JUL -1 PM 4:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	73000.00
CON TX	270.10
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	281.10
CHECK	281.10

07/01/99 01 16:42 0001 7143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485577