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This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:
Steve D. Tidwell and wife,
Nancy J. Tidwell
4012 October Woods Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
FT Mortgage Companies
d/b/a Sunbelt National Mtg.
111 Westwood Place
Suite 109
Brentwood, TN 37027

MAP & PARCEL
Map and Parcel
183-05-A, 65.00
CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

X Steve D. Tidwell
AFFIANT

Sworn to and subscribed before me
this 9 day of June, 1999

3138 07/16 (/31 03CHECK 503.25

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
April 22, 2001

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, ROY J. WEBB and wife, JOYCE M. WEBB, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STEVE D. TIDWELL and wife, NANCY J. TIDWELL, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 20 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909 and amended in Book 9700, page 229, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy J. Webb and wife, Joyce M. Webb by warranty deed from Yazdian Construction, Inc. of record in Book 10536, page 857, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 103-05-A 65.00 CO.

2. All matters appearing on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909, as amended in Book 9700, page 229, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 9840, page 276 and Book 10181, page 986, Book 5047, page 661 and Book 5047, page 656, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

5. Easement for permanent drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 9771, page 560 and Book 10010, page 50, Register's Office for Davidson County, Tennessee.

7. Charter and Articles of Incorporation of October Woods Homeowner's Association, Inc. of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 4012 October Woods Drive, Antioch, Tennessee 37013.

WITNESS our hands this 30 **day of June, 1999 in** CHARLOTTE **, North Carolina.**

Roy J Webb by Lynda J Whipple his attorney in fact

Roy J. Webb by Lynda J. Whipple, his attorney-in-fact

Joyce M Webb by Lynda J Whipple her attorney in fact

Joyce M. Webb by Lynda J. Whipple, her attorney-in-fact

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Lynda J. Whipple, who executed the foregoing instrument on behalf of Roy J. Webb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of said Roy J. Webb.

Witness my hand and official seal at Charlotte, North Carolina, this 30 day of June, 1999.

Mary O. McInnis
Notary Public
MY COMMISSION EXPIRES
My commission expires: APRIL 19, 2004

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Lynda J. Whipple, who executed the foregoing instrument on behalf of Joyce M. Webb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of said Joyce M. Webb.

Witness my hand and official seal at Charlotte, North Carolina, this 30 day of June, 1999.

Mary O McInnis
Notary Public
MY COMMISSION EXPIRES
My commission expires: APRIL 19, 2004

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

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MAMT

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IDENTIFICATION REFERENCE

99 JUL 16 AM 9:33

132500.00
MOR TX 450.25
PRFEE 1.00
MREED 12.00
CFEE 2.00
TOTAL 505.25
CHECK 505.25

07/16/99 01 09:36 0001 3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491462