WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Donald D Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Smith (NAME)	First Republic Mortgage (NAME)	73-9-61
2403 McGinnis Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	15DZ 52640
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Beverly K. Tidwell and husband, David Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald D. Smith and wife, Janice F. Smith

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. 56 on the Map of Gibson Heights, of record in Book 1835, page 133, Register's Office for said County.

SAID Lot No. 56 fronts 90 feet on the north side of McGinnis Drive and runs back between lines 178.14 feet on the east line and 186.48 feet on the west line which is a broken line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Beverly K. Meyer by deed from James D. Dryden and wife, Deena S. Dryden of record in Book 7633, page 397, Register's Office, Davidson County, Tennessee. The said Beverly K. Meyer is now married and known as Beverly K. Tidwell.

Subject to restrictions of record in Book 2087, page 453, said Register's Office.

David Tidwell herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 2403 McCinnis Drive, Nashville, TN 37216
(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 my hand this 15th day of July 1999

Beverly K. Tidwell
Beverly K. Tidwell

David Tidwell
David Tidwell

27-952

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 Beverly K. Tidwell and husband, David Tidwell

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of July 1999.

Commission expires ____

STEVEN G. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires SEPT. 23, 2000

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 ____.

My commission expires ____

Notary Public

06135549

RECEIVED FOR REFERENCE

99 JUL 20 AM 8:17

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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

06135549

LEAVING A REFERENCE

99 JUN 29 AM 11:47

BOOK 11579 PAGE 264

CAPT	87500.00
CON TX	325.00
PRFEE	1.00
MDEED	5.00
CFEE	2.00
TOTAL	334.00
CHECK	334.00

06/29/99 01 08:51 0001 4478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492789