INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET, ASHLAND CITY, TENNESSEE 37015

Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 04247 Instrument 15012
Rec'd: 8.00 MBK: 6 Pg 235
State: 172.05 Recorded
Clerk: 1.00 8/20/1999 at 3:00 PM
Total: 183.05 in Deed Book 484 Pg 274

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: LEE W. GARNER AND ELIZABETH A. GARNER
SEND TAX STATEMENTS TO SAME 404 West Main Street
MAP 76, PARCEL 13 (CHEATHAM) Watertown, TN 37184
MAP 77, PARCEL 41 (DAVIDSON)

BOOK 11629 PAGE 911

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, LEON TIDWELL AND JIMMY TIDWELL, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said LEE W. GARNER AND WIFE, ELIZABETH A. GARNER, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land described as follows:

9227 08/23 0101 03CHECK 10.00

LAND located partly in the 9th Civil District of Cheatham County, Tennessee, and partly in the 8th Civil District of Davidson County, Tennessee, BEGINNING at an iron pin in the center of Cub Creek Road, South 37 deg. 17′ 57" East 244.80 feet to an iron pin, 1 foot, more or less, West of a 30-inch white oak; thence South 63 deg. 47′ 57" East to an iron pin; thence South 10 deg. 17′ 57" East 394.84 feet to an iron pin; thence South 1 deg. 42′ 03" West 297.00 feet to an iron pin; thence South 8 deg. 17′ 57" East 297.00 feet to an iron pin, located 3 feet, more or less, North of a 20-inch white oak at a fence and being in the northerly line at the W. W. Johnson property; thence North 79 deg. 25′ 30" West 280.5 feet to an iron pin; thence South 78 deg. 34′ 30" West 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence North 32 deg. 01′ 00" West 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence North 25 deg. 15′ 55" West 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence North 61 deg. 37′ 17" East 231.19 feet to an iron pin; thence North 10 deg. 44′ 05" East 54.00 feet to an iron pin, being the northeasterly corner of the Clarence W. Griggs property; thence North 78 deg. 19′ 22′ East 297.35 feet to an iron pin; thence North 28 deg. 14′ 05" East 101.00 feet to an iron pin; thence North 23 deg. 45′ 55" West 248.00 feet to an iron pin; thence North 10 deg. 13′ 34" East 165.12 feet to an iron pin in the center of said Cub Creek Road, thence along the center of Cub Creek Road, North 26 deg. 36′ 16" East 134.85 feet to the point of beginning containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor, #922, dated December 10, 1985. Reference is made to deed to establish common boundary line of record at Book 392, page 440, Register's Office for Cheatham County, Tennessee; said deed establishes the east boundary line to this property and is incorporated herein.

AND BEING the same property conveyed to Leon Tidwell and Jimmy Tidwell by Warranty Deed dated June 17, 1996, from Jewell Newcomer, unmarried, of record at Book 390, page 516, Register's Office for Cheatham County, Tennessee, and Book 10090, page 700, Register's Office for Davidson County, Tennessee.

THIS DEED is prepared from information of prior deed furnished by Grantor and is not the principal place of residence being land only.

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.

Whenever 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 OUR HANDS, this the 20th day of August, 1999.

Leon Tidwell
LEON TIDWELL

Jimmy L. Tidwell
JIMMY TIDWELL

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, LEON TIDWELL and JIMMY TIDWELL, with whom I am personally acquainted (or proved to me on 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 Ashland City, Tennessee, this the 20th day of August, 1999.

V. Joyce Floyd
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 8, 2002

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $46,500.00.

Leon W. Tidwell
AFFIANT

Sworn to and subscribed before me, this the 20th day of August, 1999.

V. Joyce Floyd
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 8, 2002

0627247
IDENTIF. & REFERENCE

99 AUG 23 PM 12:1

PICK-UP