THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr.
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Instr:200003070022920 Page: 1 OF 3
REC'D FOR REC 03/07/2000 9:02:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $797.89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Raymond L. Davis, Jr. 2217 Chickering Lane Nashville, TN 37215	Same	91-12-288.01 & 91-16-286

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RAYMOND C. TIDWELL and wife, TERESA K. TIDWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RAYMOND L. DAVIS, JR., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Two (2) tracts of land in Davidson County, Tennessee described as follows:

TRACT NO. 1: Land in davidson County, Tennessee, being the southerly 100 feet of Lots No. 6, 7 and 8 on the Map of Tariff Reform Subdivision of Lot No. 2 on the Clifton Plan, of record in Book 161, page 32, Register's Office for said County.

Said parts of said lots adjoin and front together 150 feet on the northerly saide of Charlotte Avenue and run back between parallel lines along the easterly margin of 40th Avenue North 100 feet to a dead line.

TRACT NO. 2: Land in Davidson County, Tennessee, being the northerly 50 feet of Lots No. 6, 7 and 8 on the Map of Tariff Reform Subdivision of Lot No. 2 of the Clifton Plan, of record in Book 161, page 32, Register's Office for said County.

Said portion of said lot fronts 50 feet on the easterly side of 40th Avenue North and extends back between lines 150 feet on the southerly line and 150 feet with the southerly margin of an alley on the northerly line to a dead line in the rear, on which it measures 50 feet.

The two tracts being the same property conveyed to Raymond C. Tidwell and wife, Teresa K. Tidwell by deed from E. S. Harris, III and wife, Frances M. Harris, of record in Book 8030, page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as 3914 Charlotte Avenue, Nashville, Tennessee..

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors 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 otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 1st day of March, 2000.

RAYMOND C. TIDWELL

TERESA K. TIDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Raymond C. Tidwell and Teresa K. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,646.78.

Affiant

Subscribed and sworn to before me this 1st day of March, 2000.

Notary Public

My Commission Expires: 7-27-02