WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 80,000.00 .

Teresa K Tidwell
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: 6-24-01

Instr:200003310032441 Page: 1 OF 2
REC'D FOR REC 03/31/2000 2:34:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $296.00

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Teresa K. Tidwell, 10324 Highway 46 Bon Aqua, TN 37025 ~~Nashville, Tennessee 37209~~	New Owner 10324 Highway 46 Bon Aqua, TN 37025	91-11 / 220.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Teresa K. Tidwell , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **FAY SHERRILL**, and, **NICK SCHROEDER** , the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

TERESA K. TIDWELL, , the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the westerly 15 feet of Lot No. 914 and the southerly 50 feet of the northerly 100 feet of Lots 916, 918, 920, 922 and 924 of Block 126, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lots 914, 916, 918, 920, 922 and 924 fronts 50 feet on the easterly side of 51st Avenue North, formerly 10th Street and runs back between parallel lines parallel with and 50 feet south of the southerly margin of Indiana Avenue 150 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being the north 50 feet of Lots 916, 918, 920, 922 and 924, and the north 50 feet of the west 15 feet of Lot No. 914 of Block 126, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 50 feet on the easterly side of 51st Avenue North and run back between parallel lines, along the southerly margin of Indiana Avenue, 150 feet to a dead line.

Being the same property conveyed to Fay Sherrill and Nick Schroeder, as tenants in common, by deed from Teresa K. Tidwell of record in Book 10939, page 638, Register's Office for Davidson County, Tennessee.

The above description is the same as 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 the said GRANTEES, their heirs and assigns, forever. 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. 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.

The herein described property is subject to the following:
2000 Property taxes are to be prorated and assumed by the GRANTEES.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 712 51st Avenue North, Nashville, TN 37209.

Witness our hands this 30th day of March, 2000 A.D.

Fay Sherrill

Nick Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Fay Sherrill and Nick Schroeder the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 3-27-2004

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

WARRANTY DEED

From: Fay Sherrill and Nick Schroeder

To: Teresa K. Tidwell

Property:

712 51st Avenue North
Nashville, TN. 37209

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
:wp90\h-o1\tidwell-all