Instr:200004240040367 Page: 1 OF 2
REC'D FOR REC 04/24/2000 3:11:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Virgil T. Ross and wife,
Mary E. Ross
1504 Beauna Court
Madison, Tennessee 37115

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
53 - 09 - 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GENE E. TIDWELL and wife, BOBBIE J. TIDWELL, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to VIRGIL T. ROSS and wife, MARY E. ROSS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land located in Davidson County, Tennessee, being Lot 6 on the Plan of Beauna Hill Subdivision, a plat of which is of record in Book 8250, Page 879, Office of Register of Deeds of Davidson County, Tennessee, to which plan reference is made for a detailed description of said lot.
>
> Being part of the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell by deed of record in Book 10848, Page 498, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to easements and restrictions of record.

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

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

PART OF THE CONSIDERATION for this conveyance is secured by a deed of trust recorded simultaneously herewith.

Executed on this 18th day of April, 2000.

Gene E. Tidwell
GENE E. TIDWELL

Bobbie J. Tidwell
BOBBIE J. TIDWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, GENE E. TIDWELL and wife, BOBBIE J. TIDWELL, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of April, 2000.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:

6 - 2 - 02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.

Mary E. Goss
AFFIANT

Subscribed to and sworn before me, this the 18th day of April, 2000.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:

6 - 2 - 02

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