This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Bobby L. Tidwell, Jr. & Mary C. Tidwell
107 Cherokee Hills Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 05/18/01 12:01 2pgs
Fees:11.00 Taxes:266.40
20010518-0051757

WARRANTY DEED

(Map Number 148-03-0; Parcel Number 76.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BRENDA J. BEAN, f/k/a BRENDA J. FLETCHER** and husband, **GERALD G. BEAN**, have bargained and sold and do hereby transfer and convey unto **BOBBY L. TIDWELL, JR., unmarried, and MARY C. TIDWELL, married, as joint tenants with rights of survivorship and not as tenants in common,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 418 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at a point in the southerly margin of Cherokee Hills Drive, said point being the common corner of Lots No. 417 and 418; thence easterly and southeasterly at a concrete monument in an unnamed street, now Gasser Drive, a total distance of 194.6 feet (9.3 + 62.4 + 32.2 + 90.6); thence south 63° 30' west a distance of 150.0 feet, to a concrete monument; thence north 35° 15' west a distance of 150.0 feet to the point of beginning.
>
> BEING the same property conveyed to Grady B. Fletcher and wife, Brenda Joyce Fletcher, by deed from Linda Ann Hensley, of record in Book 5519, page 238. Grady B. Fletcher having quitclaimed his interest in and to said property to Brenda J. Fletcher by Quitclaim Deed of record in Book 5867, page 13, said Register's Office. Brenda J. Fletcher having since remarried, and now known as Brenda J. Bean. Brenda J. Bean, f/k/a Brenda J. Fletcher having quitclaimed a ½ interest in and to said property to Gerald G. Bean by quitclaim deed of record in Book 6580, page 419, said Register's Office.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 3500, page 113, to restrictive covenants of record in Book 3805, page 776, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **107 Cherokee Hills Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered except as noted herein and for the 2001 real property taxes which will assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 10th day of May, 2001.

Brenda J. Bean
BRENDA J. BEAN

Brenda J. Fletcher
f/k/a BRENDA J. FLETCHER

Gerald G. Bean
GERALD G. BEAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brenda J. Bean, f/k/a Brenda J. Fletcher and husband, Gerald G. Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 10th day of May, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$71,998.70**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of May, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE