This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
(615) 244-0020

Return to Box 51B

Davidson County DEEDWARR
Recvd: 06/29/01 16:40 5pgs
Fees:23.00 Taxes:351.50
20010629-0069338

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Ronald D. Runyeon **806 Caldwell Lane** **Nashville, Tennessee 37204**	**SAME**	**92-13-202**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Daniel Michael Tidwell, Deborah Lee Hayes (f/k/a Deborah Lee Tidwell),** and **Jerry Wayne Tidwell, Jr.** (Daniel Michael Tidwell and Deborah Lee Hayes being co-executors under the Last Will and Testament of Grace L. Tidwell, and all of said individuals being the residual beneficiaries under said Will)(referred to hereinafter collectively as "Grantors"), have bargained and sold and do hereby transfer and convey unto **Ronald D. Runyeon**, an unmarried individual ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as **3901 Elkins Avenue, Nashville, Tennessee 37209.** None of the Grantors have resided on the Property except for Jerry Wayne Tidwell, Jr., who is unmarried.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 2001 real estate taxes which are being prorated at closing; and matters shown on the plan of record at Book 57, Page 160-161, Register's Office for Davidson County.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 7th day of June, 2001

Daniel Michael Tidwell, individually

Deborah Lee Hayes, individually

Jerry Wayne Tidwell, individually

Daniel Michael Tidwell, Co-Executor under the Will of Grace L. Tidwell dated January 25, 1985.

Deborah Lee Tidwell, Co-Executor under the Will of Grace L. Tidwell dated January 25, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: [illegible] 08, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of this County, **Daniel Michael Tidwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Davidson County, this 7th day of June, 2001.

B ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B Anthony Saunders
NOTARY PUBLIC

My Commission Expires: _____
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **Deborah Lee Hayes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2001.

B ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B Anthony Saunders
Notary Public

My commission expires: _____
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **Jerry Wayne Tidwell, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2001.

B Anthony Saunders
Notary Public

B ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **Daniel Michael Tidwell, Co-Executor under the Will of Grace L. Tidwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2001.

B Anthony Saunders
Notary Public

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **Deborah Lee Hayes, Co-Executor under the Will of Grace L. Tidwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2001.

B Anthony Saunders
Notary Public

My commission expires: _____

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

EXHIBIT A
(Property Description)

Land situated in the County of Davidson, State of Tennessee, described with more particularity as follows:

Being Lot No. 1 of Block No. 25 on the Plan of Charlotte Park Company's Second Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines with the westerly margin of 39th Avenue, North 150 feet to an alley.

Being the same property conveyed to Loyd Tidwell and wife, Grace Tidwell, by deed from O.B. Meadors and wife, Elvana Meadors, dated July 1, 1966, recorded July 5, 1966 in Book 4032, page 675, Register's Office for Davidson County, Tennessee, said individuals having both died with Daniel Michael Tidwell, Deborah Lee Hayes and Jerry Wayne Tidwell, Jr. being the residual beneficiaries pursuant to the Last Will and Testament of Grace Tidwell dated January 25, 1985, which was submitted for probate with the Seventh Circuit Court for Davidson County, Tennessee on June 5, 2001.