PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

N-1117

Map 91-11/220.00

Davidson County DEEDWARR
Recvd: 05/09/02 14:03 4pgs
Fees:23.00 Taxes:740.00
20020509-0057453

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and No/100 Dollars ($15,000.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the execution and delivery of a promissory note of even date herewith executed by the Grantee and made payable to Teresa K. Tidwell and husband, Raymond Tidwell, in the principal amount of One Hundred Eighty-Five Thousand and No/100 Dollars ($185,000.00), together with interest at the rate of ten percent (10.0%) per annum, payable in one hundred and twenty (120) consecutive monthly installments of Two Thousand Four Hundred Forty-Four and 81/100 Dollars ($2,444.81), beginning June 6, 2002, and continuing on the same date of each succeeding month, with all payments to be applied first to interest and then to the reduction of principal, and to secure the payment of which a deed of trust on the hereinafter described property has this day been executed and delivered by the Grantee, I, **Teresa K. Tidwell** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **James L. Huff**, unmarried (the "Grantee"), his heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the remainder in the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, his heirs and assigns, forever.

AND I HEREBY COVENANT with the Grantee that I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed by the public records of Davidson County, Tennessee.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Raymond Tidwell, the spouse of Teresa K. Tidwell, executes this instrument and joins herein to convey his marital interest in and to the Property.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of May, 2002.

Teresa K. Tidwell

Teresa K. Tidwell

Raymond Tidwell

Raymond Tidwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Teresa K. Tidwell, the bargainor, 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 and official seal at NASHVILLE, Tennessee, this 9 day of May, 2002.

Jeffrey W. Jacobs
Notary Public

My Commission Expires:

1-25-03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Raymond Tidwell, the 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 and official seal at NASHVILLE, Tennessee, this 9 day of May, 2002.

Jeffrey W. Jacobs
Notary Public

My Commission Expires:

1-25-03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James S. Tidwell
Affiant

Subscribed and sworn to before me this 9 day of May, 2002.

Notary Public

My Commission Expires:

1-25-03



ADDRESS OF NEW OWNER(S):

Mr. James L. Huff

60116 Lenox Ave.

Nashville, TN 37209

SEND TAX BILLS TO:

60116 Lenox Ave.

Nashville, TN 37209

This instrument was prepared from information furnished by one or more of the parties hereto, and the preparer assumes no responsibility for the completeness or accuracy of such information. No title examination was requested or performed.

EXHIBIT A

Description of Property

Tract 1: Land in Davidson County, Tennessee, and 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 n 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 Teresa K. Tidwell by warranty deed from Fay Sherrill and Nick Schroeder, dated March 30, 2000, and recorded as Instr: 200003310032441 in the Register's Office for Davidson County, Tennessee.