27A

(182)

WARRANTY DEED

Re-record to complete spousal language

Davidson County DEEDWARR
Recvd: 07/23/01 08:32 2pgs
Fees:13.00 Taxes:355.20
[redacted]
20010723-0077543

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Richard D Pate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Pate (NAME)	New Owner (NAME)	42
405 Heritage Lane (ADDRESS)	(ADDRESS)	7A
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	14CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Annette Y. Lening Tidwell and husband, Damone Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Pate, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 14 on the Plan of Heritage Square Phase One, Second Revised Plan as of record in Book 5200, page 282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Annette Y. Lening, an unmarried person by deed dated 9/25/89 from Pamela J Patterson, an unmarried person of record in Book 7949, page 310, Register's Office for Davidson County, Tennessee. The said Annette Y Lening is also known as Annette Y Tidwell.

Damone Tidwell executes this instrument to convey any and all rights he may have; especially his marital rights.

RE-RECORD

Davidson County DEEDWARR
Recvd: 06/10/02 08:18 2pgs
Fees:12.00 Taxes:0.00
20020610-0069876

unimproved ( )
This is improved (X) property, known as 405 Heritage Lane, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 18th day of July 2001

Annette Y. Lening Tidwell

Damone Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Y. Lening Tidwell and Damone 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 Brentwood, Tennessee, this 18th day of July, 2001.

Commission expires March 27, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public