Davidson County DEEDWARR
Recvd: 11/07/02 11:38 2pgs
Fees:13.00 Taxes:621.60

20021107-0137266

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $168,000.00

Mandy M Bennett
Affiant

Subscribed and sworn to before me, this 31st day of October, 2002.

Beth M. Buck
Notary Public

My Commission Expires: 5/16/05

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. JASON R. BENNETT	Countrywide Home Loans	MAP 114-8
509 Cedar Cove	718 Thompson Lane, #104	PRACEL 33.00CO
Nashville, Tennessee 37209	Nashville, TN 37204	FB#8DZ78421

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONNA K. TIDWELL, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JASON R. BENNETT AND WIFE, MANDY M. BENNETT, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 509 Cedar Cove, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2002.

Donna K Tidwell
DONNA K. TIDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA K. TIDWELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2002.

My Commission Expires: 5/16/05

Beth M. Buck
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Cedar Crest Subdivision, Phase II as of record in Plat Book 9700, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna K. Tidwell by deed from Fox Ridge Homes, Inc. of record in Book 11042, page 476, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7213, page 973, Book 8424, page 405, Book 10086, page 772, Book 10174, page 199, Instrument No. 20020823-0102246; (2) By-Laws of record in Book 8480, page 693; (3) Charter of record in Book 8424, page 180; and (4) All matters appearing on the Plan of record in Plat Book 9700, page 37, said Register's Office.