Davidson County DEEDWARR
Recvd: 12/17/02 14:47 2pgs
Fees:13.00 Taxes:573.50
20021217-0155648

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Raymond Tidwell and Teresa K. Tidwell
1191 Moss Branch Road
Bon Aqua, TN 37025

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-11
PARCEL 220.00
12W-51225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James L. Huff, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Raymond Tidwell and wife, Teresa K. Tidwell, as tenants by the entirety, 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:

TRACT I:
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 Lot Nos. 916, 918, 920, 922 and 924, of Block 126, Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for County, Tennessee, described as follows:

SAID parts of Lots 914, 916, 918, 920, 922 and 924 front 50 feet on 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 II:
BEING the north 50 feet of Lots 916, 918, 920, 922 and 925, and the north 50 feet of the west 15 feet of Lot No. 914, of block 126, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, said Register's Office, described as follows:

SAID parts of said lots front 40 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 James L. Huff, unmarried, by deed from Teresa K. Tidwell of record in INST: 20020509-0057453, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2002 have been pro-rated and paid.

This is improved property known as 712 51st Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond Tidwell and wife, Teresa K. Tidwell, their heirs and assigns, forever; and I, James L. Huff, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of December, 2002.

James L. Huff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Huff, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of December, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004