Davidson County DEEDWARR
Recvd: 06/30/03 16:08 2pgs
Fees:13.00 Taxes:1031.93

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WARRANTY DEED

ELAINE PHELPS Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Philp (NAME)	New Owner (NAME)	MAP 160-11-0-A
63 Ashington Lane (ADDRESS)	(NAME)	PARCEL 89-CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS)	
	(CITY) (STATE) (ZIP)	

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, James A. Tidwell and wife, Linda M. Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen C. Philp and wife, Denise A. Philp

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:

BEING Lot No. 89, on the Plan of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, Pages 7 and 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell, by Quitclaim Deed from James A. Tidwell and Linda M. Tidwell, Trustees of the Tidwell Family Revocable Trust Agreement dated September 25, 1996, of record in Book 11181, Page 427, Register's Office for said County. See also deeds of record in Book 10689, Page 805; Book 10688, Page 181; Book 10213, Page 270; and Book 10006, Page 349, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 6730, Page 329; Book 6892, Page 540; Book 6925, Page 268; Book 6948, Page 268; Book 7269, Page 387; Book 7474, Page 205, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 7 & 8, said Register's Office.

unimproved ( )
This is improved (X) property, known as 63 Ashington Lane, Brentwood, TN 37027
(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 our hand s this 26th day of June, 20 03

James A. Tidwell

James A. Tidwell

Linda M. Tidwell

Linda M. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Tidwell and wife, Linda M. Tidwell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of June 20 03

Commission expires 11/29/08

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public