THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

FILE BOX 75

Our File Number: 18388D

Davidson County DEEDWARR
Recvd: 06/18/04 14:13 2pgs
Fees:13.00 Taxes:629.00
20040618-0072581

MAP/GROUP/PARCEL:
084-11-0/082.00

NEW OWNER'S NAME AND ADDRESS:
Andrew L. Tidwell
2224 Selma Drive
Nashville TN. 37214

SEND TAX BILLS TO:
Georgia Bank & Trust Co. of Augusta
d/b/a G B & T Mortgage
1321 Murfreesboro Road
Suite 701
Nashville, TN 37217

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Kimberly Elizabeth Sprout (formerly known as Kimberly Elizabeth Havens) and Troy W. Sprout, wife and husband, hereinafter called Grantors, do hereby transfer and convey unto Andrew L. Tidwell, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Being a part of Lot. No. 98 on the map of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee, and being further descrided as follows:

Beginning at a point in the northerly margin of Selma Avenue, common corner of Lots Nos. 98 and 99; thence northwestwardly with the line between said two lots 54 feet to an iron pin; thence in a northerly direction, 88.8 feet to an iron pin; thence westwardly 16.0 feet to an iron pin in the dividing line between Lots 98 and 99; thence in a northwesterly direction, 117 feet to a point, the common corner of Lots Nos. 99, 98 and 97; thence southeasterly with the line between Lots. Nos. 97 and 98, 309.5 feet to a point in the northwesterly margin of Denneywood Drive; thence with said drive, southwesterly 74 feet to a point; thence around a curve southwesterly 31.5 feet to a point in the northerly margin of Selma Ave; thence with said Avenue, westerly 129.9 feet to the point of beginning.

The subject property is improved property commonly known as 2224 Selma Avenue, Nashville Tennessee.

BEING the same property conveyed to Kimberly Elizabeth Havens herein by deed of record in Book 9063, Page 632, Register's Office for Davidson County, Tennessee.

Troy W. Sprout, husband of Kimberly Elizabeth Sprout, joins in this conveyance for the purpose of conveying any interest, martial or otherwise he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they

are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kimberly Elizabeth Sprout

Troy W. Sprout

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kimberly Elizabeth Sprout and Troy W. Sprout , with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville,Tennessee, on this the 17th day of June,2004.

NOTARY PUBLIC

3-25-08

My Commission Expires:

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $170,000.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of June, 2004.

NOTARY PUBLIC

3-25-08

My Commission Expires:

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.