Davidson County DEEDWARR
Recvd: 04/05/05 08:47 2 pg
Fees:13.00 Taxes:351.50
20050405-0036702

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
JOHN ALLEN EARHEART SANDRA D. EARHEART	**JOHN ALLEN EARHEART** **SANDRA D. EARHEART**	98-1-123
5914 SOUTH NEW HOPE RD.	**5075 Central Pk.**	
HERMITAGE, TN 37076	**Mt. Juliet, TN 37122**	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

John Allen Earheart, Sr.
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 31st DAY OF MARCH, 2005.

Janice Barrett
Notary Public

MY COMMISSION EXPIRES: 5-24-08
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, GERALD R. TIDWELL, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ALLEN EARHEART AND WIFE, SANDRA D. EARHEART HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled St. Charles Place, of record in Plat Book 5200, page(s) 692, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Johnnie Dies Earheart, a single person for life with remainder interest to Paul Earheart by deed of record in Book 8510, page 693, said Register's Office, the said Johnnie Dies Earheart having predeceased Paul Earheart and the said Paul Earheart having since died. The Will of Paul Earheart of record in Docket No. 03P80, Volume 5058/1014766 Davidson County Probate Clerk's Office devised the subject property to Gerald R. Tidwell.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved property, known as 5914 SOUTH NEW HOPE ROAD, HERMITAGE, TENNESSEE 37076.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 31 day of March, 2005.

Gerald R Tidwell
GERALD R. TIDWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, GERALD R. TIDWELL, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

Toni Barrett
NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08