Davidson County DEEDWARR
Recvd: 07/20/05 14:52 2 pgs
Fees:13.00 Taxes:293.65
20050720-0084455

THIS INSTRUMENT WAS
PREPARED BY:

Phillip Byron Jones, Esq.
Evans, Jones & Reynolds, P.C.
1810 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219
(615) 259-4685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This is an intra-family transfer and therefore no consideration was paid. The value of the one-third interest, for this transfer is $79,364.66.

Affiant

LINDA MANNING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the _____ day of April, 2005.

Notary Public

My Commission Expires: 11-22-2008

**WARRANTY DEED**

In exchange for valuable non-cash consideration, the receipt of which is hereby acknowledged, Margie Tidwell, individually and as the surviving spouse of the late Leo Tidwell, deceased, and Lynn Tidwell [Margie Tidwell and Lynn Tidwell collectively referred to as "Grantors"] have bargained, transferred and sold, and do hereby convey to Kenneth Tidwell ["Grantee"], his heirs, successors and assigns a 1/3 interest in certain property located in Davidson County, Tennessee as more particularly described below, said Grantee to own the property with Grantors, as joint tenants with right of survivorship.

The property is described as follows:

> Land in Davidson County, TN, being Lot No. 15 on the Plan of Final Plat Resubdivision, Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Grantors, together with Leo Tidwell, deceased, by Deed from The Jones Company Custom Homes of Tennessee, Inc. of record in Instrument No. 20020903-0105860, recorded on September 3, 2002, Register's Office, Davidson County, TN.
>
> This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book No. 11592, Page 670; By-laws of record in Book No. 11592, Page 707; plan of record in Instrument No. 20010202-0010403; all in the Register's Office for Davidson County, TN.

The above described property is improved property known as 7353 Olmsted Drive, Nashville, TN 37221.

Witness our hands this the 17th day of ~~April,~~ July 2005.

Margie Tidwell, Grantor

Lynn Tidwell, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned notary public, personally appeared Margie Tidwell and Lynn Tidwell, who identified themselves, or with whom I am personally acquainted with, and acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Grantors.

Notary Public

My Commission Expires: 11-22-2008

LINDA MANNING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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