30B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 15:26 2 pgs
Fees:13.00 Taxes:721.50

20051004-0119521

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Tidwell (NAME)	SAME (NAME)	MAP 034-07-A
247 Harbor Village Drive (ADDRESS)	(ADDRESS)	PARCEL 063
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Susan L. Brush and husband, Jack E. Brush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Tidwell and wife, Janet Tidwell

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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of Townhomes Property Line exhibit of Harbor Village, Phase IV, Revision I, a Horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revises and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Susan L. Brush and husband, Jack E. Brush by Warranty Deed from Newmark Homes, LP, a Texas Limited Partnership of record in Instrument No. 20040112-0004577, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

John Lowe executes this Instrument as Attorney-in-Fact on behalf of Susan L. Brush and Jack E. Brush, pursuant to Specific Power-of-Attorney of record by Instrument No. 20051004-0119519 *Register's Office for Davidson County, Tennessee.

Susan L. Brush being one and the same person as Susan Lilla Brush.

Jack E. Brush being one and the same person as Jack Edmund Brush.

unimproved ( )
This is improved (X) property, known as 247 Harbor Village Drive, Madison, TN 37115
(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 30th day of September, 2005

Susan L. Brush Susan L. Brush
By: John Lowe, atty POA
John Lowe, Attorney-in-fact

Jack E. Brush Jack E. Brush
By: John Lowe, atty POA
John Lowe, Attorney-in-fact

*and Instrument No. 20051004-0119520,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan L. Brush and husband Jack E. Brush, as their Attorney-In-Fact, and who acknowledged that he as their Attorney-in-fact executed the same as the free act and deed of the said Susan L. Brush and husband, Jack E. Brush.

Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON