This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/31/05 12:46 2 pgs
Fees:13.00 Taxes:601.25
20051031-0131245

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jewel L. Tidwell by and thru his attorney in fact James Thomas Hearn** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Wonder G. Welck unmarried hereinafter referred to as "Grantee") their heirs **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Property located at 640 River Rouge Road, Nashville, TN 37209 County of Davidson

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 611 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 611 fronts 72.0 feet on the easterly side of River Rouge Drive and extends back between parallel lines, 130.0 feet to a dead line on which it measures 72.0 feet.

Being the same property conveyed to Jewel L. Tidwell and wife, Catherine C. Tidwell by deed from Consolidated Developments, Inc. dated 3/30/62 filed of record in Book 3369, page 381, said Register's Office.

The said Catherine C. Tidwell died on 10-13-2002 and the said property now vests soley in Jewel L. Tidwell surviving tenant by the entirety.

James Thomas Hearn executes this instrument as Attorney in Fact on behalf of Jewel L. Tidwell pursuant to the Power of Attorney of record in Instrument Number 20020910-0109500, Register's Office.

Subject to all matters appearing on the plan of record in Plat Book 2900, page 77, said Register's Office.

Restrictive covenants of record in Book 3033, page 638, and Book 2900, page 77, and Book 2593, page 566, said Register's Office.

Obligations and restrictions regarding the usage of Sewage System stated in Agreement between Consolidated Developments, Inc and City of Nashville of record in Book 2593, page 566, said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for **Davidson** County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Jewel L. Tidwell by James T. Hearn P.O.A.

Jewel L. Tidwell by Attorney in Fact James Thomas Hearn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared James Thomas Hearn, individual(s) who executed the foregoing instrument on behalf of Jewel L. Tidwell as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Jewel L. Tidwell.

Witness my hand and official seal this 24th day of October, 2005

My Commission Expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 162,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of October, 2005

Notary Public

My Commission Expires

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Tax & Map No.
090-11-021

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Wonder G. Welck
640 River Rouge
Nashville, TN 37209