Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/10/05 09:17 2 pgs
Fees:13.00 Taxes:1350.50
20051110-0136229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 21st day of October, 2005.

Notary Public
My commission expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

03-0510-33166

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn P. Tidwell	SAME	171-03-0A 109.00
5149 Fredericksburg Way E		
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy W. Jones and wife, Alisa G. Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shawn P. Tidwell and wife, Laura S. Tidwell, hereinafter called the Grantees, their successors 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. 289, on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and amended in Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Timothy W. Jones and wife, Alisa G. Jones by deed from Radnor Homes, Inc., dated December 27, 1996, of record in Book 10304, Page 264, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5149 Fredericksburg Way E, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of October, 2005.

Timothy W. Jones

Alisa G. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy W. Jones and Alisa G. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of October, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09