ADDRESS NEW OWNERS and
SEND TAX BILLS:
GENE E. TIDWELL and wife,
BOBBIE J. TIDWELL
PO Box 747
Goodlettsville TN 37070

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
60 - 12 - 152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MICHAEL S. KASZYSKI, JR., TRUSTEE OF THE KASZYSKI JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D January 11, 2001, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys a one-half (1/2) undivided interest, being all of the interest owned by said Trust, to GENE E. TIDWELL and wife, BOBBIE J. TIDWELL, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the First Civil District of Davidson County, Tennessee, described according to an unrecorded survey by James Larry Terry, Surveyor No. 563, dated May 20, 1981, as follows:

Beginning at a point in the northerly margin of Hart Lane, said point being the southeasterly corner of this tract or lot and the southwesterly corner of the land of Bomar and Lewis, of record in Book 1538, page 23, Register's Office for Davidson County, Tennessee; thence North 5 degrees 22 minutes East, 142.5 feet to an iron pin in concrete, corner to A. G. Sanders; thence with the line of Sanders, North 83 degrees 15 minutes West 159.45 feet to a point; thence South 7 degrees 34 minutes West, 145.97 feet to a point in the northerly margin of Hart Lane; thence with the margin of said Hart Lane, South 84 degrees 27 minutes 56 seconds East, 165.00 feet to the point of beginning.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell and Michael S. Kaszyski and wife, Dorothy G. Kaszyski by deed dated April 10, 1986 and recorded April 14, 1986 of record in Book 6828, Page 252, Register's Office for Davidson County, Tennessee, and also being the same property (a one-half interest) conveyed to Michael S. Kaszyski, Jr. and Dorothy G. Kaszyski, Trustees of the Kaszyski Joint Revocable Living Trust Agreement U/A/D January 11, 2001, by deed from Michael S. Kaszyski, Jr. and wife, Dorothy G. Kaszyski, dated January 11, 2001 and recorded January 16, 2001 of record in Instrument No. 20010116-0004531, Register's Office for Davidson County, Tennessee. The said Dorothy G. Kaszyski having since died, leaving Michael S. Kaszyski as the sole Trustee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 101 Hart Lane (aka 103 Hart Lane), Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 01/24/06 08:37 2 pgs
Fees:13.00 Taxes:925.00
20060124-0008821

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and bind himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20 day of January, 2006.

Michael S. Kaszyski Jr. Trustee
MICHAEL S. KASZYSKI, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL S. KASZYSKI, JR., TRUSTEE, the within named 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, in the capacity therein stated.

Witness my hand at office this 20 day of January, 2006.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Gene E Tidwell
AFFIANT

Subscribed to and sworn before me, this the 20 day of January, 2006.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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