THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$131,840.00**.

Affiant

Sworn to and subscribed before me this 14 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 04/17/06 13:36 2 pgs
Fees:13.00 Taxes:487.81
20060417-0043343

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
JASON TIDWELL JOEL TIDWELL 3324 Mimosa Dr Nashville, TN 37211	First Horizon Home Loans 1555 W. Walnut Hill Ln Irving, TX 75038	Map 133-7 Parcel 111

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul D. Decker and wife, Betty T. Decker**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jason Tidwell,** unmarried and **Joel Tidwell,** unmarried, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, page 136, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 52 fronts 83.0 feet on the easterly side of Mimosa Drive, and runs back between lines 216.3 feet on the southerly side and 184.7 feet on the northerly side to a dead line in the rear, on which it measures 90.0 feet.
>
> Being the same property conveyed to Paul D. Decker and wife, Betty T. Decker by deed from Hal M. Payne and wife, Elizabeth Ann McDuffie Payne, of record in Book 3129, page 233, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3324 Mimosa Drive, Nashville, TN 37211-3242.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 14 day of April, 2006.

Paul D. Decker
PAUL D. DECKER

Betty T. Decker
BETTY T. DECKER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Paul D. Decker and Betty T. Decker**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of April, 2006.

NOTARY PUBLIC



My Commission Expires: 5-28-06