Davidson County DEEDWARR
Recvd: 07/07/06 15:42 2 pgs
Fees:13.00 Taxes:841.75

20060707-0082017

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01920

WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 23rd day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 22, 2008

K. HOWELL NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Lampley **5769 Mount View Road** **Antioch, TN 37013**	Same	**164-00-0-200.00**

FOR AND IN 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,

James Russell Tidwell and wife, Wilma Jean Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Lampley

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 the Second (2nd) Civil District of Davidson County, Tennessee, being part of Tract 3, of the Division of the Rucker Farm, as shown on plat of record in Book 1424, page 138, in the Register's Office of Davidson County, Tennessee, according to survey by George W. Watkins and Sons, dated July 3, 1971, as follows:

Beginning at an iron pin in the westerly margin of Mt. View Road, said iron pin being located at the northeast corner of property conveyed to Charles M. Anglin and wife, Sheila D. Anglin by deed of record in Book 4531, page 246, said Register's Office; thence N. 85 deg. 30 min. W, 899.3 feet to an iron pin; thence N. 53 deg. 22 min. E, 255.4 feet to an iron pin; thence S. 85 deg. 30 min. E, 718.1 feet to a point in the westerly margin of Mt. View Road; thence with same S. 8 deg. 19 min. W, 168.4 feet to the point of beginning, containing 3.11 acres, not including Road.

Being the same property conveyed to James Russell Tidwell and wife, Wilma Jean Tidwell, tenants by the entirety, by Warranty Deed from Miriam A. Upchurch, a widow, dated 10-18-91 and recorded 10-22-91 in Book 8468, page 139, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 1788, page 476; and all matters shown on plat of record in Book 1424, page 138, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **5769 Mount View Road, Antioch, TN 37013**
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 hands this 23rd day of June, 2006.

James Russell Tidwell
James Russell Tidwell

Wilma Jean Tidwell
Wilma Jean Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Russell Tidwell and wife, Wilma Jean Tidwell the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of June, 2006.

Commission Expires:_____

_____
Notary Public

KERRY MAYNARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of June, 2006, before me personally appeared Greg Dunn to me known to be the person who executed the foregoing instrument in behalf of James Russell Tidwell and Wilma Jean Tidwell as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said James Russell Tidwell and Wilma Jean Tidwell

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of June, 2006.

Commission Expires:_____

_____
Notary Public