After Recording Return To:

Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

06 TN0 2175

Davidson County DEEDWARR
Recvd: 07/18/06 11:58 2 pgs
Fees:13.00 Taxes:876.90

20060718-0086463

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July, 2006

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 01.20.2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca D. Tidman	Countyrwide Home Loans, Inc.	61-12-85
(NAME)	(NAME)	
1141 Riverwood Drive	3011 Armory Drive #120	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37216	Nashville, Tn 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Clyde T. Hand and wife, Theresa K. Hand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca D. Tidman , unmarried

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 Davidson County, Tennessee, being Lot No. 102 on the Plan of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 102 fronts 80 feet on the northerly side of Riverwood Drive and runs back between lines, 334.5 feet on the easterly line and 317.5 feet on the westerly line, to a dead line, measuring 61.6 feet thereon.

Being the same property conveyed to Clyde T. Hand and wife, Theresa K. Hand by Warranty Deed dated 7/26/94 and recorded on 7/29/94 from John E. Buchanan, Jr. of record in Book 9421, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 1141 Riverwood Drive, Nashville, Tn 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 14th day of July, 2006

Clyde T. Hand
By: Clyde T. Hand by Mark W. Kilpatrick, atty-in-fact
Mark W. Kilpatrick, Attorney-in-fact

Theresa K. Hand
By: Theresa K. Hand by Mark W. Kilpatrick, atty-in-fact
Mark W. Kilpatrick, Attorney-in-fact

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 Theresa K. Hand

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July, 2006.

Commission expires _____

Notary Public

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 14th day of July, 2006, personally appeared before me, Mark W. Kilpatrick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Clyde T. Hand & Theresa K. Hand and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 14th day of July, 2006

My commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires