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Realty Title Box 48-A

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

Davidson County DEEDWARR
Recvd: 07/20/06 13:13 2 pgs
Fees:13.00 Taxes:1017.50

20060720-0087732

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Kara Colbert
Affiant

Subscribed and sworn to before me, this 19th day of July, 2006.

Kimberly Dunn
Notary Public
My commission expires: 02/03/10

KIMBERLY DUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

03-0606-33757

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dean M. Larocca 7531 Carambola Punta Gorda, FL 33955	New Owner	155-08-0-E-038.00CO

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, **Lynn Tidwell, unmarried and Kenneth Tidwell, married** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dean M. Larocca and wife, Kimberly J. Larocca**, 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. 15, on the Plan of Resubdivision Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margie Tidwell and husband, Leo Tidwell and Lynn Tidwell, unmarried, as joint tenants with right of survivorship by deed from The Jones Company Custom Homes of Tennessee, Inc., dated August 28, 2002, recorded September 3, 2002, of record in Instrument No. 20020903-0105860, Register's Office for Davidson County, Tennessee. The said Leo Tidwell having since died. Further being the same property, a 1/3 interest conveyed to Kenneth Tidwell by deed from Margie Tidwell, individually and as the surviving spouse of the late Leo Tidwell, deceased, and Lynn Tidwell, dated July 17, 2005, recorded July 20, 2005, of record in Instrument No. 20050720-0084455, Register's Office for Davidson County, Tennessee. Margie Tidwell having since died.

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.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 7353 Olmsted Drive, Nashville, TN 37221

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 14th day of July, 2006.

Lynn Tidwell

Kenneth Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynn Tidwell, and Kenneth Tidwell, 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 14th day of July, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN