Davidson County DEEDWARR
Recvd: 09/11/06 15:04 2 pgs
Fees:13.00 Taxes:555.00
20060911-0112419

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jason L. Cannon and wife,
Candice M. Cannon
850 Matthew Court
Kingston Springs, TN 37082

SEND TAX BILL:

New Owner

MORTGAGEE:
James D. Stevens
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
MAP 128-10
PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Raymond C. Tidwell and wife, Teresa K. Tidwell**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jason L. Cannon and wife, Candice M. Cannon**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Raymond C. Tidwell and wife, Teresa K. Tidwell by deed from Michael E. Carden and wife, Brenda G. Carden of record in Book 8927, page 366, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7949 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of September, 2006.

Raymond C. Tidwell

Teresa K. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Raymond C. Tidwell and wife, Teresa K. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of September, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

~~AFFIANT~~

Subscribed and sworn to before me
this 11 day of September, 2006.

~~NOTARY PUBLIC~~

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007