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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/06 14:40 2 pg
Fees:13.00 Taxes:203.50

20061109-0139678

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $55,000.00

Affiant

Subscribed and sworn to before me this 9th day of November, 2006

Notary Public
My Commission expires March 21, 2009
(Affix Seal)

BRENDA K. COWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 21, 2009

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sheila F. Tidwell , et. al.	SAME	094-01-0-420.00
P. O. Box 291985		
, Nashville, TN 37229-1985		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hal Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sheila F. Tidwell and Connie M. Williams, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Being Lot No. 80 on the plan of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hal Wilson, by deed from Mel Martinez, Secretary of Housing and Urban Development, on December 20, 2001, of record in Instrument Number 20011227-0142758, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 48, Register's Office Davidson County, Tennessee.

This is improved property known as: **702 South 16th St., Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 9, 2006.

Hal Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hal Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2006

My commission expires March 21, 2009

Notary Public

BRENDA K. COWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009