Davidson County DEEDWARR
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Fees:13.00 Taxes:179.45
20061208-0151775

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: LOIS EDWARD TIDWELL AND WIFE, EDITH MARIE TIDWELL

TO: DOUG BETTY AND WIFE, SHIRLEY I. BETTY

WARRANTY DEED

For and in consideration of the sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND 00/100--- ($48,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, LOIS EDWARD TIDWELL AND WIFE, EDITH MARIE TIDWELL, have bargained and sold, and by these presents, do transfer and convey unto the said DOUG BETTY AND WIFE, SHIRLEY I. BETTY, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the east 50 feet to the west 270 feet of Lot No. 3 on the Nap of the Subdivision of Lot No. 6 of the William White Lands, as of record in Book 332, Page 78, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Edith Street, and runs back between parallel lines, 180 feet more or less to a dead line.

This being the same property conveyed to Lois Edward Tidwell and wife, Edith Marie Tidwell from James C. Pickett and wife, Lois T. Pickett by deed dated November 29, 1972 of record in Book 4659, Page 915, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said DOUG BETTY AND WIFE, SHIRLEY I. BETTY, their heirs and assigns forever. And we do covenant with the said DOUG BETTY AND WIFE, SHIRLEY I. BETTY, 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 except subject to easements, setback lines and all matters as shown on plat of record in Book 332, Page 78, RODCo., Tennessee.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to DOUG BETTY AND WIFE, SHIRLEY I. BETTY, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 29th day of November, 2006.

Lois Edward Tidwell
LOIS EDWARD TIDWELL

Edith Marie Tidwell
EDITH MARIE TIDWELL

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 29th day of November 2006, before me personally appeared LOIS EDWARD TIDWELL AND WIFE, EDITH MARIE TIDWELL, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. The date my commission expires: 9/26/07. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

Sharon Cox
NOTARY PUBLIC

(S.E.A.L.)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 48,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Doug Betty
AFFIANT

Subscribed and sworn to before me this 30 day of November, 2006.

My commission expires: 12-06-08

Jerry Kiddy
NOTARY PUBLIC

(S E A L)

SEND TAX BILLS TO:
Doug and Shirley Betty
303 Edith Avenue
Nashville TN 37207

PERSON RESPONSIBLE FOR TAXES:
Doug and Shirley Betty

PROPERTY ADDRESS:
303 Edith Avenue
Nashville TN 3207

MAP 11, PARCEL 77.00