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Davidson County DEEDWARR
Recvd: 01/22/07 14:33 2 pg
Fees:13.00 Taxes:407.00

20070122-0008807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jim Ballard
Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2007.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: 4/21/08
(AFFIX SEAL)

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires APR 21 2008

WARRANTY DEED

B-CL-06-107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim H. Thompson, Jr.	COUNTRYWIDE HOME LOANS (NAME)	
107 Cherokee Hills Drive	3011 ARMORY DR., STE. 120 (ADDRESS)	14803007600
Antioch, TN 37013 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBY L. TIDWELL, JR. unmarried AND MARY C. TIDWELL, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIM H. THOMPSON, JR., unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 418 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Cherokee Hills Drive, said point being the common corner of Lots No. 417 and 418; thence easterly and southeasterly at a concrete monument in an unnamed street, now Gasser Drive, a total distance of 194.6 feet (9.3 + 62.4 + 32.2 + 90.6); thence south 63 deg. 30 min. west a distance of 150.0 feet, to a concrete monument; thence north 35 deg. 15 min. west a distance of 150.0 feet to the point of beginning.

Being the same property conveyed to Bobby L. Tidwell, Jr., unmarried, and Mary C. Tidwell, married, as joint tenants with rights of survivorship by deed from Brenda J. Bean, f/k/a Brenda J. Fletcher and husband, Gerald G. Bean of record in Instrument 200105180051757 on 05/10/2001 and filed for record on 05/18/2001, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 3500, Page 113 and Book 3805, Page 776, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 107 Cherokee Hills Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of January, 2007.

Bobby L. Tidwell, Jr.

Mary C. Tidwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby L. Tidwell, Jr. and Mary C. Tidwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903