McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDQC
Recvd: 03/21/07 11:54 2 pgs
Fees:12.00 Taxes:0.00
20070321-0034302

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2007.

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Tidwell Living Trust
212 Whorley Drive
Nashville, TN 7217

SEND TAX BILLS TO:
New Owner

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES. JULY 18, 2009

Map: ~~150-1-59~~ → 150-1-59

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Leon C. Tidwell and Margarette L. Tidwell, Husband and Wife,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Tidwell Living Trust uad March 5, 2007, Leon C. Tidwell and Margarette L. Tidwell, Trustees,** Grantee.

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 238 on the Plan of Edge O Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 84.0 feet on the southerly margin of Whorley Drive and runs back between lines measuring 158.52 feet on the easterly side and 156.62 feet on the westerly side to a line in the rear measuring 67.99 feet thereon.

Being the same property conveyed Leon C. Tidwell and wife Avo J. Tidwell by deed from Caesar E. Urrutia and wife, Christine M. Urrutia, of record in Book 4158, page 504, said Register's Office, the said Avo J. Tidwell having died June 5, 1975 and the said Leon C. Tidwll having since married Margarette L. Tidwell. Leon Tidwell having vested title with his new spouse by Deed of record in Book 6151, page 860, Register's Office of Davidson County, Tennessee

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5th day of March, 2007.

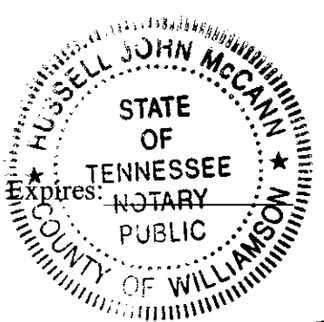
Leon C. Tidwell

Margarette L. Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leon C. Tidwell and Margarette L. Tidwell, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 5th day of March, 2007.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009