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
20070321-0034303

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: _____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

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

SEND TAX BILLS TO:
New Owner

Map: 96-05-80

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, being Lot No. 131 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119. Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 77 feet on the northerly side of Woodberry Drive and runs back 416.8 feet on the easterly line and 408.3 feet on the westerly line, to a dead line, measuring 77.6 feet thereon.

Being the same property conveyed Leon C. Tidwell and wife Margarette Tidwell by deed from Bonnie W. Abernathy, unmarred, of record in Book 7429, page 294, said Register's Office for 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

Leon C. Tidwell

Margarette L. 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:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 16, 2009