Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

6

Davidson County DEEDWARR
Recvd: 04/24/07 08:42 2 pgs
Fees:13.00 Taxes:629.00
20070424-0048407

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jeffrey L. Bartlett
8082 Esterbrook Dr.
Nashville, TN 37221

SEND TAX BILL:

Prime Trust Bank
P.O. Box 210145
7651 Hwy 70 South
Nashville, TN 37221

MORTGAGEE:

Prime Trust Bank
P.O. Box 210145
7651 Hwy 70 South
Nashville, TN 37221

MAP AND PARCEL:

128-14-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joanne K. Tidwell, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jeffrey L. Bartlett** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Harpeth Park Sections Two & Three, Revision of Lots 44 & 45, as of record in Plat Book 4060, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Joanne K. Tidwell by deed from Mossie Patty, a widow, of record in Inst. No. 20050419-0043661, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 8082 Esterbrook Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of April, 2007.

Joanne K. Tidwell
Joanne K. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joanne K. Tidwell, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of April, 2007.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2007.

NOTARY PUBLIC

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission Expires: 11/22/2010