Davidson County DEEDWARR
Recvd: 08/06/07 12:33 2 pgs
Fees:13.00 Taxes:832.50

20070806-0093325

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

R-CRYE-07-7630

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Roberta Spinner	Bank Of America	
7630 Charlotte Pike (ADDRESS)	9000 Southside Blvd., Bldg 700 (ADDRESS)	114-67.01
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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 AND WIFE, MARY C. TIDWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERTA SPINNER, 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 A TRACT OF LAND IN THE 8TH, FORMERLY THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY S. H. HUTCHISON, JULY 11, 1964, AS FOLLOWS:

BEING A PARCEL OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTH SIDE OF U.S. #70 HIGHWAY NORTH, BEING A PORTION OF A 9.10 ACRE TRACT OF RECORD IN BOOK 2432, PAGE 467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SURVEYED THE 11TH DAY OF JULY, 1964, BY S.H. HUTCHISON AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF U.S. #70 HIGHWAY NORTH, THE SOUTHEAST CORNER OF SAID 9.10 ACRE TRACT, AND SOUTHWEST CORNER OF THE T.A. BIANCONI TRACT, STAKE A LINE ON NORTH MARGIN OF HIGHWAY; THENCE WITH HIGHWAY NORTH 70 DEGREES WEST 100 FEET TO A POINT IN HIGHWAY; THENCE LEAVING HIGHWAY GOING NORTH 18 DEGREES 30' WEST 350 FEET TO A STAKE WITH A HICKORY POINTER; THENCE NORTH 62 DEGREES 30' EAST 258.5 FEET TO A STAKE IN T.A. BIANCONI'S LINE, THENCE WITH SAID LINE, SOUTH 1 DEGREE 30' WEST 417 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BOBBY L. TIDWELL AND WIFE, MARY C. TIDWELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM BOBBY L. TIDWELL, A/K/A LEON BOBBY TIDWELL AND WIFE, MARY CATHERINE TIDWELL, A/K/A MARY C. TIDWELL AND JOE CONNER TIDWELL, A/K/A JOE CONNOR TIDWELL, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030923-0140252, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7630 Charlotte Pike, Nashville, Tennessee 37209
(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 31st day of July, 2007.

Bobby L. Tidwell

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, 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 31st day of July 2007.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

* Bobby L. Tidwell and Marcy C. Tidwell

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