Davidson County DEEDWARR
Recvd: 06/11/08 09:44 2 pg
Fees:13.00 Taxes:1110.00

20080611-0059995

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080500298

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
9th day of JUNE, 2008

Notary Public

MY COMMISSION EXPIRES:

VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DERRICK HOOD	REGIONS BANK d/b/a REGIONS MORTGAGE	174-00-0-046.00
720 PRESTON ROAD	2050 PARKWAY OFFICE CIRCLE	
ANTIOCH, TN 37013	BIRMINGHAM, AL 37244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE ESTATE OF JAMES HOLLIS TIDWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DERRICK HOOD and wife, HEATHER HOOD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot "N" on the survey made by E.L. Miller, Jr. & Co., October 29, 1965, as follows:

Beginning at a point in the center of Preston Road, said point being 175 feet southwesterly from the southwest corner of the property conveyed to Joe McAlister and wife, by deed from J.E. Moss et al, of record in Book 3861, page 777, Register's Office for said County; thence South 30 deg. 10 min. East, 485 feet to an iron pin; thence North 71 deg. 30 min. East, 328.4 feet to an iron pin; thence North 22 deg. 30 min. West, 462.4 feet to the center of said Preston Road; thence with the center of the same around a slight curve in a southwesterly direction 55 feet and continuing with the center of said Road South 74 deg. 00 min. West, 304 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to James H. Tidwell and wife, Ruth S. Tidwell, by Quitclaim Deed from Randall H. Tidwell and wife, Billie Jean H. Tidwell, dated 1-6-87 and recorded 1-6-87 in Book 7097, page 720, also being the same property conveyed to Randall H. Tidwell and wife, Billie Jean R. Tidwell by Quitclaim Deed from Dewey Pedigo, Jr, Trustee and being the same property conveyed to Dewey Pedigo, Jr. by Quitclaim Deed from James H. Tidwell and wife, Ruth S. Tidwell, Randall H. Tidwell and wife, Billie Jean R. Tidwell and Larry G. Tidwell and wife, Barbara A. Tidwell, dated 08-09-78 and recorded 08-10-78 in Book 5323, page 260, also being the same property conveyed to James H. Tidwell and wife, Ruth S. Tidwell, Randall E. Tidwell and wife, Billie Jean R. Tidwell and Larry G. Tidwell and wife, Barbara A. Tidwell by Quitclaim Deed from Phillip Saidon, Trustee and being the same property conveyed to Phillip Saidon, Trustee by Quitclaim Deed from James H. Tidwell and wife, Ruth S. Tidwell , dated 12-10-65 and recorded 12-14-65 in Book 3968, page 700, also being part of the same property conveyed to James H. Tidwell and wife, Ruth S. Tidwell by Installment Deed from J. E. Moss and W. F. Moss, dated 11-10-65 and recorded 11-16-65 in Book 3958, page 831, Register's Office for Davidson County, Tennessee. The said Ruth Saunders Tidwell having predeceased James Hollis Tidwell, leaving property solely vested in James Hollis Tidwell, as surviving spouse. The said James Hollis Tidwell having since died on or about March 9, 2008, leaving Will of record in Probate Court of Davidson County, Tennessee; Probate Case 08P-473, leaving property solely vested in heirs, namely, Randall Hunt Tidwell, Larry Gilbert Tidwell, James Russell Tidwell, Edward Lawrence Tidwell and Executrix, Billie Jean Tidwell.

This is improved (X) property known as **720 PRESTON ROAD, ANTIOCH, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 9TH day of JUNE, 2008.

THE ESTATE OF JAMES HOLLIS TIDWELL

Billie Jean Tidwell Executrix

BY: BILLIE JEAN TIDWELL, EXECUTRIX

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 Billie Jean Tidwell, Executrix of the Estate of James Hollis Tidwell, the bargainor(s) 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 at Nashville, Tennessee, this 9th day of JUNE, 2008.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010