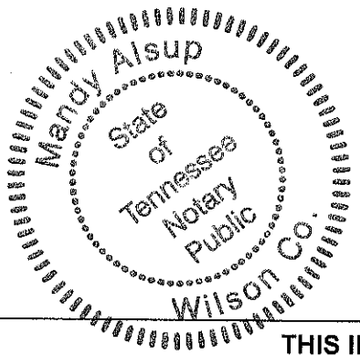
Davidson County DEEDWARR
Recvd: 09/30/08 10:55 3 pgs
Fees:18.00 Taxes:735.93
20080930-0099058

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2008

Notary Public:

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Meehan	JPMorgan Chase Bank, N.A.	Parcel ID:
2224 Selma Avenue	5409 Maryland Way, Suite 202	08411008200
Nashville, TN 37214	Brentwood, TN 37027	

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

Andrew L. Tidwell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Meehan, unmarried
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:

Being part of Lot No. 98 on the map of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY DESCRIBED IN THE CHANGE OF LOT LINE DEED OF RECORD IN BOOK 3180, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, AND MORE PARTICULARLY described as follows:

Being a triangular part of Lot 98 on the Plan of Castlewood Esttes, Section II, as of record in Book 2331, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a iron pin in the dividing line between Lots 98 and 99, said pin being 54.0' northweardly from the northerly margin of Selma Avenue; thence continuing with the line between said two lot northwardly 93.0' to an iron pin; thence eastwardly 16.0' to an iron pin; thence southwardly 88.0' to the point of beginning, containing 0.016 acres, more or less,a nd being the same real property conveyed to Nathan L. Goodwin and wife, Josephine S. Goodwin, by deed from Robert L. Eatherly and wife, Frances B. Eatherly, of record in Book 2808, page 131, Register's Office for said county.

Being the same property conveyed to Andrew L. Tidwell by deed from Kimberly Elizabeth Sproutt (formerly known as Kimberly Elizabeth Havens) and Troy W. Sprout, of record in Instrument 20040618-0072581, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Book 2331, page 91, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2488, page 295, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2224 Selma Avenue, Nashville, TN 37214

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 my hand this 26th day of September, 2008.

Andrew L. 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 Andrew L. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

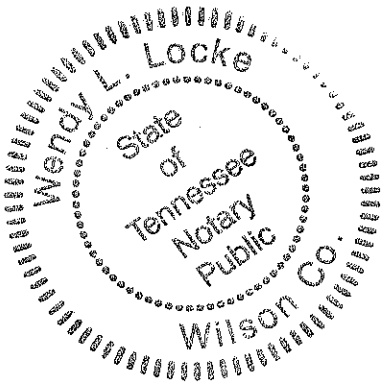
STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 6-27-2011

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