PICK-UP

Davidson County DEEDQC
Recvd: 12/02/08 15:18 3 pgs
Fees:17.00 Taxes:0.00
20081202-0117007

QUITCLAIM DEED

This instrument prepared by:

Mary B. Langford, Attorney at Law, 424 Church Street, Suite 2925

Nashville, Tennessee 37219

Address of new owner	Send tax bills to:	Map-Parcel-Numbers:
Nancy L. Tidwell 7505 Thornwood Court Mt. Juliet, TN 37122	First Equity Mortgage 7265 Kenwood Road Suite 111 Cincinnati, OH 45236	08700019600

For and in consideration of One Dollar ($1.00), cash in hand paid by the herinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged and in accordance with the terms and conditions fo the Divorce Decree in the case styled, Nancy Lanham Tidwell v. Jerry Wayne Tidwell, Docket No. 08D-2841 in the Fourth Circuit Court of Davidson County, Tennessee, I/we:

Jerry Wayne Tidwell

Hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Nancy Lanham Tidwell

Hereinafter called the Grantee, her heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, Final Plat Cobblestone Landing Phase 2A, as shown on plat of record in Instrument No. 20080220-0016755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Drees Premier Homes Inc. an Ohio Corporation by deed from Cobblestone Landing LLC an Ohio Limited Liability Company of record in Instrument 20080401-0032545, Register's Office for Davidson County, Tennessee. Being further conveyed Nancy Lanham Tidwell by # 20080818-0084474.

Subject to all matters as set forth per Plat in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Instrument 20050829-

0103476, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Book 5168, Page 910, Book 7079, Page 196, Book 7083, Page 435, Book 7607, Page 135, Book 8190, Page 75, Book 11476, Page 233, Book 11476, Page 235, Instrument 20031106-0163210, Register's Office for DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7505 Thornwood Court, Mt. Juliet, Tennessee 37122.

Witness my hand, this the 18 day of November, 2008.

Jerry Wayne Tidwell

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, A Notary Public of the State and County aforesaid, certify that the within named bargainor, Jerry Wayne Tidwell, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence tome to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTORIAL SEAL at office in the State and County aforesaid this the 18th day of November, 2008.

Notary Public

DEBBIE L. HEAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES November 22, 2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00.

Nancy Lanham Tidwell

Nancy Lanham Tidwell

Sworn to and subscribed before me this 1st day of December, 2008.

Notary Public

My commission expires:

MARY B. LAWGFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2010