NEW OWNER:
ANDREW TIDWELL
1518 WOODLAND STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
WR Starkey Mortgage Co.
5055 W. Park Blvd. Ste 300
Plano, TX 75093

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-1486

Map 083
Group 09 0
Parcel 470.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/31/08 09:47 3 pgs
Fees:18.00 Taxes:1295.00
20081231-0123814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN FOUTCH and wife, AILEEN FOUTCH** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW TIDWELL, unmarried,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Lindsley Park Addition, of record in Plat Book 547, Page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Foutch and wife, Aileen Foutch by deed from Angelo J. Dranes, an unmarried man, Helen J. Dranes, an unmarried woman, Theda Dranes, an unmarried woman, Michael Terrell Dranes, an unmarried man, William Dranes, II and wife, Liana Dranes, and Toni Elaine Hooper and husband, James D. Hooper, of record in Instrument No. 20070817-0098570, in the Register's Office for Davidson County, Tennessee, dated August 16, 2007.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1518 WOODLAND STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 547, Page 76, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of December, 2008.

JOHN FOUTCH

AILEEN FOUTCH

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN FOUTCH and AILEEN FOUTCH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2008.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY