Davidson County DEEDWARR
Recvd: 02/23/09 13:15 2 pgs
Fees:13.00 Taxes:532.80
20090223-0015579

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
Jonathan Brett Tidwell	Mortgage Investors Group	Parcel ID:
251 Hillcrest Drive	8320 East Walker Springs Lane; Ste	04314018100
Madison, TN 37115	200 Knoxville, TN 37923	

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

Kennedy C. Luckett, married

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

Jonathan Brett Tidwell and wife, Stephanie Kelly Tidwell

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 11th Civil District of Davidson County, Tennessee, BEING Lot No. 22 on the Map of Rainbow Terrace, Section 2, not of record and described as follows:

Beginning at a point in the east margin of Hillcrest Drive at the corner of Lots Nos. 21 and 22; thence with the line between said lots easterly 436 feet to a point, the corner of Lots 21 and 22 and of Lots Nos. 38 and 39; thence with the line between Lots Nos. 22 and 39 and 40 northerly 125.1 feet to the corner of Lots Nos. 22 and 23; thence with the line between said lots westerly 438.2 feet to the east margin of Hillcrest Drive; thence with the margin of same in a southerly direction, 125 feet to the point of beginning.

Being the same property conveyed to Kennedy C. Luckett, married, by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20070817-0098558, said Register's Office, dated July 23, 2007.

This conveyance is made subject to: 2009 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 251 Hillcrest Drive, Madison, TN 37115

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 19th day of February, 2009.

Kennedy C. Luckett

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 Kennedy C. Luckett, 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 at Nashville, Tennessee, this 19th day of February, 2009.

My Commission Expires: 11/7/12

Notary Public

