Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

BILL GARRETT, Davidson County
Trans:T20090067471 DEEDWARR
Recvd: 10/05/09 08:31 2 pgs
Fees:13.00 Taxes:666.00
20091005-0092037

FRANCES WYMONETT TOOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2009.

Notary Public
My commission expires: 05/18/10

17-0909-170447

Address of New Owner:	Send Tax Bills to:	Tax Information
Karl Peters, Trustee	New Owner	91-11-0-22
712 51st Ave	P.O. Box 121315	
Nashville TN 37209	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa K. Tidwell, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karl Peters, Trustee of the 51st Avenue Investment Trust uad September 15, 2009**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
BEING the southerly 50 feet of the northerly 100 feet of the westerly 15 feet of Lot No. 914, and the southerly 50 feet of the northerly 100 feet of Lot Nos. 916, 918, 920, 922, and 924, of Block 126, Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

SAID parts of Lots 914, 916, 918, 920, 922, and 924 front 50 feet on the easterly side of 51st Ave North, formerly 10th Street and runs back between parallel lines parallel with and 50 feet south of the southerly margin of Indiana Ave, 150 feet to a dead line.

TRACT II:
BEING the north 50 feet of Lots 916, 918, 920, 922 and 925, and the north 50 feet of the west 15 feet of Lot No. 914, of block 126, Plan No. 1, West Nashville of record in Book 57, Pages 74 and 75, said Register's Office, described as follows:

SAID parts of said lots front 40 feet on the easterly side of 51st Avenue North and run back between parallel lines, along the southerly margin of Indiana Avenue, 150 feet to a dead line.

Being the same property conveyed to Raymond Tidwell and wife, Teresa K. Tidwell by deed from James L. Huff, unmarried, dated December 11, 2002, recorded December 17, 2002, of record in Instrument No. 20021217-0155648, Register's Office for Davidson County, Tennessee. Raymond Tidwell having since died on July 12, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **712 51st Ave, Nashville, TN 37209.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of September, 2009.

Teresa K. Tidwell

Teresa K. Tidwell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa K. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 30th day of September, 2009.

State of Tennessee at Large

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission expires 05/18/10