Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090082844 DEEDQC
Recvd: 12/08/09 09:46 2 pgs
Fees:12.00 Taxes:0.00
20091208-0112152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Leon C. Tidwell
AFFIANT

Subscribed and sworn to before me this 4 day of December, 2009.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES: JUNE 16, 2013

NOTARY PUBLIC

My Commission Expires:

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
The Tidwell Family Trust 212 Whorley Drive Nashville, TN 37216	Same	150-1-59

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the Tidwell Living Trust, Grantor, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to the Tidwell Family Trust, created upon the death of Margarette L. Tidwell, November 6, 2009, as directed under the Tidwell Living Trust. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 238 on the Plan of Edge O Lake Estates, Section 3, as of record in Book 3600, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 84.0 feet on the southerly margin of Whorley Drive and runs back Between lines measuring 158.52 feet on the easterly side and 156.62 feet on the westerly side to a line in the rear measuring 67.99 feet thereon.

Being the same property conveyed to the Tidwell Living Trust, Leon C. Tidwell and Margarette L. Tidwell, Trustees by quitclaim deed from Leon C. Tidwell and Margarette L. Tidwell, husband and wife, of record in Instrument number 20070321-0034302, Register's Office for Davidson County, Tennessee. Margarette L. Tidwell having since died.

Being the same property conveyed to Leon C. Tidwell and wife, Avo J. Tidwell by deed from Caesar E. Urrutia and wife, Christine M. Urrutia, of record in Book 4158, page 504, said Register's Office, the said Avo J. Tidwell having died June 5, 1975 and the said Leon C. Tidwell having since married Margarette L. Tidwell. Leon Tidwell vested title with his new spouse by Deed of record in Book 6151, page 860, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4 day of December, 2009.

Leon C. Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leon C. Tidwell, Trustee, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who proved to me he is authorized to execute this instrument and who did execute the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of December, 2009.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013