WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100008182 DEEDWARR
Recvd: 02/10/10 08:57 2 pgs
Fees: 13.00 Taxes: 1332.00
20100210-0010309

R-VRE-10-0208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-28-11
(AFFIX SEAL)

NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette I. Tidman	New Owner (NAME)	
208 Baskin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		129-2-35.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CLYDE S. BROOKS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNETTE I. TIDMAN , A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NUMBER 944 AND THE NORTHWESTERLY PART OF RESERVED PARCEL "A" ON THE PLAN OF WEST MEADE FARMS, INC., SECTION 12, AS OF RECORD IN BOOK 2331, PAGE 111, REGISTER'S OFFICE FOR SAID COUNTY, BEING DESCRIBED SEPARATELY AS TRACT NUMBER 1 AND TRACT NUMBER 2, AS FOLLOWS: TRACT NUMBER 1: BEING LOT NUMBER 944 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION 12, AS OF RECORD IN BOOK 2331, PAGE 111, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 944 FRONTS 146 FEET ON THE NORTHEASTERLY SIDE OF BASKIN DRIVE AND RUNS BACK 386 FEET ON THE NORTHWESTERLY LINE AND 338 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 205 FEET. TRACT NUMBER 2: BEING THE NORTHWESTERLY PART OF RESERVED PARCEL "A" ON THE PLAN OF WEST MEADE FARMS, INC., SECTION 12, AS OF RECORD IN BOOK 2331, PAGE 111, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: BEGINNING IN THE NORTHEASTERLY MARGIN OF BASKIN DRIVE, AT THE COMMON FRONT CORNER OF LOT NUMBER 944 AND SAID RESERVED PARCEL A; THENCE WITH THE SOUTHEASTERLY LINE OF LOT NUMBER 944, NORTH 48 DEGREES, 15' EAST 338 FEET TO A POINT; THENCE SOUTH 24 DEGREES, 12 FEET EAST 80 FEET TO A POINT; THENCE SOUTH 49 DEGREES, 36' WEST, 319.7 FEET TO THE NORTHEASTERLY MARGIN OF BASKIN DRIVE; THENCE ALONG SAID DRIVE IN A NORTHWESTERLY DIRECTION 66.2 FEET TO THE BEGINNING.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CLYDE S. BROOKS TO CLYDE S. BROOKS AS RECORDED ON THE 7TH DAY OF APRIL, 1993 IN BOOK 8910, PAGE 467; QUITCLAIM DEED FROM LEONARD E. BROOKS AND RUTH J. BROOKS TO CLYDE SCOTT BROOKS, ONE-SIXTH (1/6) INTEREST AS RECORDED ON THE 14TH DAY OF FEBRUARY, 1992 IN BOOK 8550, PAGE 338; QUITCLAIM DEED FROM LEONARD E. BROOKS AND RUTH J. BROOKS TO CLYDE SCOTT BROOKS, ONE-SIXTH (1/6) INTEREST AS RECORDED ON THE 13TH DAY OF DECEMBER, 1991 IN BOOK 8507, PAGE 466; QUITCLAIM DEED FROM LEONARD E. BROOKS AND HIS WIFE, RUTH J. BROOKS TO CLYDE S. BROOKS, ONE-SIXTH (1/6) INTEREST AS RECORDED ON THE 19TH DAY OF DECEMBER, 1990 INBOOK 8260, PAGE 151, RE-RECORDED IN BOOK 8505, PAGE 200; QUITCLAIM DEED FROM NANCY WRIGHT BROOKS TO CLYDE BROOKS AS RECORDED ON THE 21ST DAY OF AUGUST, 1985 IN BOOK 6635, PAGE 310; WARRANTY DEED FROM LEONARD E. BROOKS AND WIFE, RUTH J. BROOKS, AN UNDIVIDED ONE-HALF (1/2) INTEREST TO CLYDE BROOKS AND WIFE, NANCY WRIGHT BROOKS AS RECORDED ON THE 22ND DAY OF DECEMBER, 1978 IN BOOK 5378, PAGE 112 AND WARRANTY DEED FROM RICHARD LEE OWENS AND DORIS J. OWENS TO LEONARD E. BROOKS AND WIFE, RUTH J. BROOKS AS RECORDED ON THE 16TH DAY OF JUNE, 1978 IN BOOK 5299, PAGE 473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; AND B) INSTRUMENTS OF RECORD IN BOOK 2331, PAGE 111; BOOK 2536, PAGE 115; BOOK 2995, PAGE 333; SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 208 Baskin Drive, Nashville, Tennessee 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of February, 2010.

Clyde S. Brooks

STATE OF Tennessee
COUNTY OF Davidson

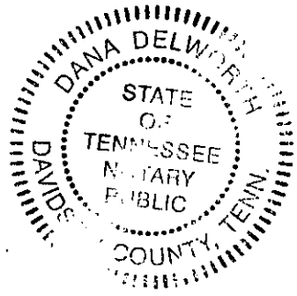
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clyde S. Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of February, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)





RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903