Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100031376 DEEDWARR
Recvd: 05/25/10 11:38 2 pgs
Fees:13.00 Taxes:405.15
20100525-0040232

|STATE OF TENNESSEE Wilson
|COUNTY OF ~~Davidson~~
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$109,500.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20 DAY OF May, 2010.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-17-12
| (AFFIX SEAL)

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Weiser 358 Leo Lane Nashville, TN 37211	Gateway Mtg Group LLC 6910 E. 14th St. Tulsa Oklahoma 74112	Map 148.05 Parcel 179

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,

Johnny Tidwell, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Josh Weiser, an unmarried man

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 Davidson County, Tennessee, being Lot No. 34 on the Plan of Haywood Heights, Section II, of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricky M. Tidwell by deed from William Marshall Harmon, Robert A. Hedgepath and Betty Jean Harmon dated January 16, 1991 of record in Book 8277, Page 897, Register's Office for Davidson County, Tennessee. Ricky M. Tidwell died intestate on November 16, 2009, Probated as a Small Estate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1805. Property now vests in Johnny Tidwell, unmarried, as the sole Heir of Ricky M. Tidwell.

This property is not nor has ever been the principal residence of the grantor herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 2640, Page 447, Register's Office for Davidson County, Tennessee.
3) 2010 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **358 Leo Lane, Nashville, TN 37211**
(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 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(s) this 20 ~~day of~~ May, 2010.

Johnny Tidwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Johnny Tidwell, with whom I am personally acquainted, (or who 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, at office, this 20 day of May, 2010.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076