RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29601
(Davidson County File Box 9-B)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100054271 DEEDWARR
Recvd: 08/31/10 11:14 2 pgs
Fees:13.00 Taxes:1147.00
20100831-0069045

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lucas Clifford Tidwell Mary Allison Tidwell 916 Lawrence Avenue Nashville, Tennessee 37204	Franklin Synergy Bank 3301 Aspen Grove Drive, Ste. 200 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 10513029700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Springer, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas Clifford Tidwell and spouse, Mary Allison Tidwell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 89 and the easterly 55 feet of Lot No. 86 on the Waverly Land Company's Plan of Lots called "Waverly Place" of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 86 and 89 front together 80 feet on the northerly side of Lawrence Avenue and run back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Jeffrey A. Springer, by Warranty Deed from Samuel S. Kinch and wife, Jill S. Kinch, dated July 24, 2006 and recorded on July 28, 2006, of record in Document No. 20060728-0091490, Register's Office for Davidson County, Tennessee.

Genevieve Christine Springer, spouse of Jeffrey A. Springer, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; All matters shown on the Plan of record in Book 57, Page 95, said Register's Office.

This is improved property, known as: 916 Lawrence Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2010.

Jeffrey A. Springer

Genevieve Christine Springer

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2010 , before me the undersigned authority, personally appeared Jeffrey A. Springer and Genevieve Christine Springer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2010

Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013