First Federal Savings & Loan Assn.
Fourth at Union
Nashville, Tennessee 37219

Map and Parcel No. 142-5B-93
Field Book No. 9D-65197

WARRANTY DEED

BOOK 5319 PAGE 763

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Richard J. Kidder and wife, Sheila S. Kidder, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First American National Bank of Nashville, as Trustee Under the Will of Aimee T. Lynch, but not further or otherwise, has bargained and sold, and by these presents does transfer and convey unto the said Richard J. Kidder and wife, Sheila S. Kidder, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN Davidson County, Tennessee, being Unit No. Q-306, on the Plan of River Plantation Condominium Apartments, Section 3, of record in Book 4675, pages 75-77, together with a carport, designated as Q-306-C as shown on said plan to which plat reference is hereby made for a more complete and accurate description of said property.

BEING THE same property conveyed to First American National Bank, Trustee, under the will of Aimee T. Lynch by deed from Sami Rae Dietrich of record in Book 5181, page 796, Register's Office for said County.

THIS CONVEYANCE is subject to the terms and provisions of the Master Deed of River Plantation, Section Three, of record in Book 4784, page 464, said Register's Office, the Plan for said section in Plat Book 4675, page 75,76, and 77, said Register's Office, the By-Laws of River Plantation Homeowners' Association, of record in Book 4784, page 482, Register's Office for said County, and any amendments thereto.

TAXES FOR 1978 have been prorated and are hereby assumed by Grantees.

This is improved property known as: Unit Q-306, 8300 Sawyer Brown Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard J. Kidder and wife, Sheila S. Kidder, their heirs and assigns, forever.

And it does covenant with the said Richard J. Kidder, and wife, Sheila S. Kidder that it is lawfully seized and possessed of said land in fee simple; has a good right to

convey it, and the same is unencumbered, except as set forth above.

And First American National Bank of Nashville, as Trustee Under the Will of Aimee T. Lynch, but not further or otherwise, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Richard J. Kidder and wife, Sheila S. Kidder, their heirs and assigns against th e lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, First American National Bank of Nashville has caused this instrument to be executed and its corporate seal to be affixed and attested hereto by its duly authorized officers on this 28th day of July, 1978.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, Trustee under
Will of Aimee T. Lynch

By: William A. Byrn, Jr.
William A. Byrn, Jr.
Vice President and Trust Officer

ATTEST: [illegible]
~~Vice President and~~ Assistant
Trust Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me
this 28th day of July, 1978.

My commission expires 10-12-81

Bobbie M. Murphy
Notary Public

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James G. Lackey III, a Notary Public in and for said State and County, William A. Byrn, Jr., and Samuel G. Robertson III, with whom I am personally acquainted and who upon oath acknowledged themselves to be a Vice President and Trust Officer and Assistant Trust Officer, respectively, of First American National Bank of Nashville, a national banking corporation, the within named bargainor, and that they as such Vice President and Trust Officer and Assistant Trust Officer, being authorized so to do, executed the foregoing instrument on behalf of said bank, as Trustee but no further or otherwise, for the purposes therein contained by signing the name of the corporation thereto by William A. Byrn, Jr., as Vice President and Trust Officer and attesting same by Samuel G. Robertson III as Assistant Trust Officer, and affixing the corporate seal thereto.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 28th day of July, 1978.

James G. Lackey III
Notary Public

My Commission Expires:

10-25-80

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

E 80428

IDENTIF. REFERENCE

AUG 2 2 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-28	CONV	55,000.00			
AUG-28	S'TAX		B*	143.00	
AUG-28	PR'FEE		B*	.50	
AUG-28	W'DEED		B*	6.00	* 149.50