FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7299 PAGE 311

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDALL V. WISER (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	MAP 162-5
304 Eulala Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 272
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37202 (CITY) (STATE) (ZIP)	

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, DAVID E. KIDDOO and wife, CHRISTINA M. KIDDOO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL V. WISER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 149 on the Plan of Section 3, Hickory Valley Subdivision, as of record in Plat Book 4460, page 86, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David E. Kiddoo and wife, Christina M. Kiddoo by deed from Randall Phillips Buildders, Inc. of record in Book 4641, page 24, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4604, page 526 and Book 4630, page 548, amended in Book 5967, page 773; and (3) All matters appearing on the Plan of record in Plat Book 4460, page 86, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 22, 1972, in the original principal sum of 24350.00, payable to Fidelity Federal Savings & Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 4641, page 26 said Register's Office.

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 17 8 49 AM '87

IDENTIFICATION REFERENCE

46550

This is improved (XX) unimproved ( ) property, known as 304 Eulala Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of July, 1987

David E. Kiddoo
DAVID E. KIDDOO

Christina M. Kiddoo
CHRISTINA M. KIDDOO

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David E. Kiddoo and wife, Christina M. Kiddoo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of July, 1987.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DAVID E. KIDDOO and wife,
CHRISTINA M. KIDDOO

TO

RANDALL V. WISER, unmarried

RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7299 PAGE 313

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00- CAMT.	
			210.00 CSTAX	
			.50 PRFEE	
			6.00 MORT	
			CHECK	216.50-
			0752A07/17/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4655.0

IDENTIFI REFERENCE

JUL 17 8 49 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104899