BOOK 7484 PAGE 438

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$79,000.00 Joan Sisemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1988

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

File # 22793
Loan # 3823

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH W. KIDD, Unmarried (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 149-2-A
612 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 58
Antioch, TN. 37013 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	2D 74510

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, DAN DUER and wife, JANIE DUER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH W. KIDD, Unmarried and KENNETH S. KIDD, SR., a Married Person

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. 88 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, pages 720-722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Dan Duer by deed from Wellington Enterprises, Ltd., Inc., of record in Book 6790, page 498, Register's Office for Davidson County, Tennessee.

JANIE DUER, wife of Dan Duer, joins in this conveyance for the express purpose of conveying her marital rights in subject property.

This instrument is being executed by Dan Duer, as Attorney in Fact for Janie Duer, pursuant to a Power of Attorney of record in Book 7144, page 432, Register's Office for Davidson County, Tennessee.

10177

IDENTIFICATION REFERENCE

MAR 4 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved / This is improved X property, known as 612 Piccadilly Row, Antioch, TN. 37013
(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 his hand this 1st day of March, 19 88

DAN DUER

Dan Duer

Janie Duer By Dan Duer Atty in Fact

JANIE DUER, BY DAN DUER, ATTORNEY IN FACT

MAIL TAX NOTICE TO: GRANTEE 02/70

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN DUER

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 88.

Commission Expires 5-8-91

Betty G. Vanderwood
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DAN DUER

TO

KENNETH W. KIDD, Unmarried

KENNETH W. KIDD, SR.

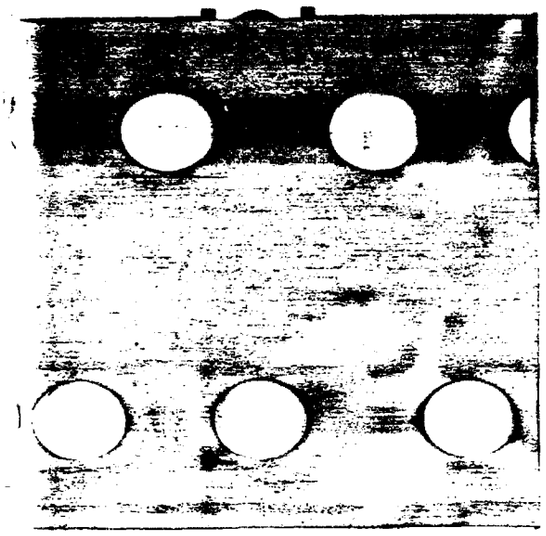
Saturn & Mazer, Attorneys
Row 1
Box 7

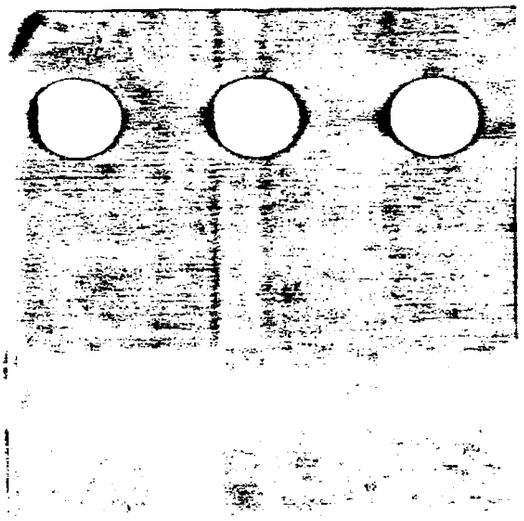
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of March, 1988, before me personally appeared Dan Duer, to me known to be the person who executed the foregoing instrument in behalf of Janie Duer, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Janie Duer.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1988.

Betty G. Vanderwood
Notary Public
My Commission Expires: 5-8-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	79000.00
CON TX	221.20
PRFEE	0.50
WDEED	6.00
TOTAL	227.70
CHECK	227.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/88 01 14:25 0001 3021

101177

IDENTIFICATION REFERENCE

MAR 4 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67701