THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8676 PAGE 772

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard L. Kidd, et ux 117 McArthur Street Madison, TN 37115	Same as New Owner	Map 43-11 Parcel 124 Field Book I.D. #11D 54280

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY DENTON, JOE E. WEST, RAY D. WEST, KATHLEAN W. FLATT, MARY W. KIDD a/k/a MARY F. KIDD, and ROBERT L. WEST, individually and as Executor of the Estate of James C. West, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD L. KIDD and wife, MARY F. KIDD, hereinafter referred to as 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. 85 of an unrecorded plan in Tract 1, of a recorded plan in Book 1130, page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said lot begins 882 feet north of the southeast corner of Old Hickory Boulevard and McArthur Drive on the east margin of McArthur Drive; thence 150 feet eastwardly to a point; thence 50 feet northwardly to a point; thence 150 feet westwardly to a point; thence 50 feet southwardly along the easterly margin of McArthur Drive to the point of beginning.

Being the same property conveyed to James C. West and wife, Gladys H. West by deed from Troy Lyle Hampton and wife, Barbara N. Hampton of record in Book 4171, page 300, Register's Office for Davidson County, Tennessee; the said Gladys H. West died intestate on March 25th, 1991 survived by her husband, James C. West, who became vested with ownership of the property hereinabove described in fee simple. The said James C. West died testate on March 3rd, 1992, and by the terms of his Last Will and Testament, filed for Probate on June 3rd, 1992, in the matter of the Estate of James C. West, deceased, Docket No. 99300, all of the Estate of James C. West, including the real property hereinabove described was bequeathed and devised to Robert L. West, Kathlean W. Flatt, Mary W. Kidd, Joe E. West, Ray D. West, Ricky L. West and Jerry C. Denton. The said Ricky L. West predeceased James C. West, having died intestate on April 2nd, 1991, without issue, as a result of which his proportionate share of the Estate of James C. West, lapsed. Accordingly, ownership and title to the real property, as hereinabove described, became vested in Robert L. West, Kathlean D. Flatt, Mary W. Kidd, Joe E. West, Ray D. West, and Jerry C. Denton.

There are insufficient funds within the Estate to pay the remaining funeral expenses, costs of administration of the Estate and the incidental debts and obligations owing by James C. West, during his lifetime or by reason of his death, and the undersigned Grantors, direct that the proceeds from the sale of the real property, hereinabove described, be paid to Robert L. West, the duly appointed Executor of the Estate of James C. West for the payment of all such obligations, with the remainder to be distributed to the undersigned beneficiaries and devisees when the said Estate has been closed.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 120 McArthur Street, Madison, Tennessee, 37115.

MARY W. KIDD and MARY F. KIDD, being one and the same person.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been assumed by the GRANTEES without prorations.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1130, page 37, said Register's Office.

And WE, the GRANTORS, 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.

JERRY DENTON, JOE E. WEST, RAY D. WEST and KATHLEAN W. FLATT, respectively, execute this Deed by and through their Attorney-in-Fact, Robert L. West, pursuant to Powers of Attorney recorded simultaneously herewith.

WITNESS our hands on this the 15th day of July, 1992.

"GRANTORS"

Jerry Denton
JERRY DENTON by Robert L. West, his Attorney-in-Fact

Joe E West
JOE E. WEST by Robert L. West, his Attorney-in-Fact

Ray D. West
RAY D. WEST, by Robert L. West, his Attorney-in-Fact

Kathlean W. Flatt
KATHLEAN W. FLATT, by Robert L. West, her Attorney-in-Fact

Mary W Kidd
MARY W. KIDD a/k/a MARY F. KIDD

Robert L. West
ROBERT L. WEST, individually and as Executor of the Estate of James C. West, deceased

"GRANTEES"

Richard S. Kidd
RICHARD L. KIDD

Mary F Kidd
MARY F. KIDD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of July, 1992, before me, personally appeared ROBERT L. WEST, to me known to be the person who executed the foregoing instrument on behalf of JERRY DENTON, JOE E. WEST, RAY D. WEST, and KATHLEAN W. FLATT, and acknowledged that he deed of the said JERRY DENTON, JOE E. WEST, RAY D. WEST, and KATHLEAN W. FLATT.

WITNESS my hand, at office, this the 15th day of July, 1992.

NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD L. KIDD and wife, MARY W. KIDD a/k/a MARY F. KIDD, 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 the 15th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. WEST, individually and as Executor of the Estate of James C. West, deceased, 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 the 15th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Richard L Kidd
Affiant

Sworn to and subscribed before me, this the 15th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

27835

IDENTIF. REFERENCE

JUL 16 9 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5844 07/16 0101 03CHECK 179.50



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 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

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
TOTAL	179.50
CHECK	179.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5844

27.835

IDENTIF. TREFERENCE

JUL 16 9 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550580