SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9639 PG 750

ADDRESS NEW OWNER:
Mildred J. Kidwell and Cindy L. Shown
421 Dawn Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
Boatmens' National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 177

WARRANTY DEED

3513 04/06 0101 03CHECK 329.05

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David F. Higgins and wife, Mary Irene Higgins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mildred J. Kidwell and Cindy L. Shown, both unmarried persons, as Tenants in Common with a right of Survivorship, 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. 9 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David F. Higgins and wife, Mary Irene Higgins by deed from Fred Sloan, Jr. and wife, Margaret L. Sloan, as of record in Book 5287, page 552, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 421 Dawn Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive covenants of record in Book 5701, page 50, said Register's Office.
3. All matters as shown on the plan of record in Book 4955, page 31, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mildred J. Kidwell and Cindy L. Shown, both unmarried persons, their heirs and assigns, forever; and we, David F. Higgins and wife, Mary Irene Higgins, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9639 PG 751

Witness our hands this the 30th day of March, 1995.

David F Higgins
David F. Higgins

Mary Irene Higgins
Mary Irene Higgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David F. Higgins and wife, Mary Irene Higgins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,500.00.

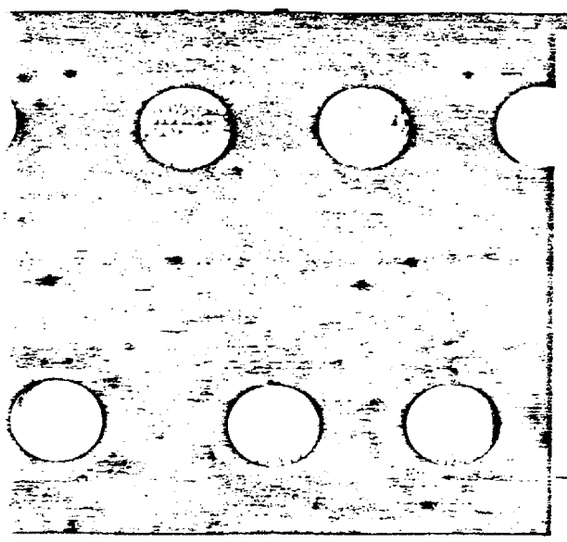
Mildred J. Kidwell
AFFIANT

Subscribed and sworn to before me
this 30th day of March, 1995.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

IDENTIFICATION REFERENCE

95 APR -6 PM 2:53



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

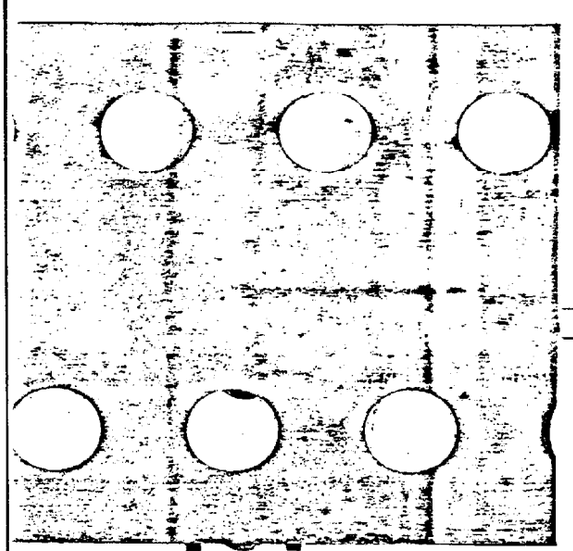
BOOK 9639 PG 752

RECEIVED OF _____

FOR _____

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	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	8.00
TOTAL	329.05
CHECK	329.05

04/06/95 01 14:53 0001 8515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49431
IDENTIFICATION REFERENCE

95 APR -6 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

No. 898031