B435

BOOK 10276 PG 551

WARRANTY DEED

File No: 00281384

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin J. Kidd	Chase Manhattan Mtg.	Map 136-7
[NAME]	[NAME]	
109 Coastal Court East	155 Franklin Rd., #350	Parcel 100
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37217	Brentwood, TN 37027	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Roy Jerry Nicholson and wife, Joyce Kay Nicholson

have this day bargained and sold, and do hereby transfer and convey unto the said Kevin J. Kidd and wife, Yolanda R. Kidd

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee }
COUNTY OF Williamson }

The actual consideration or value which ever is greater, for this transfer is $ 124,000.00

Affiant

Subscribed and sworn to before me, this the 27TH day of NOVEMBER, 19 96.

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

unimproved ( )

This is improved (X) property known as 109 Coastal Court East, Nashville, TN 37217
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 27TH day of NOVEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy Jerry Nicholson

Joyce Kay Nicholson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Roy Jerry Nicholson and wife, Joyce Kay Nicholson

the within named 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 Williamson COUNTY, Tennessee, this 27TH day of NOVEMBER, 19 96.

Linda V. Jones Notary Public

Linda V. Jones

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, 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 _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 10278 PG 553

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Priest Lake Park, Section 4, of record in Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy Jerry Nicholson and wife, Joyce Kay Nicholson by Warranty Deed from Jerry W. Craighead and wife, Jean M. Craighead, of record in Book 9175, page 14, Register's Office for Davidson County, Tennessee.

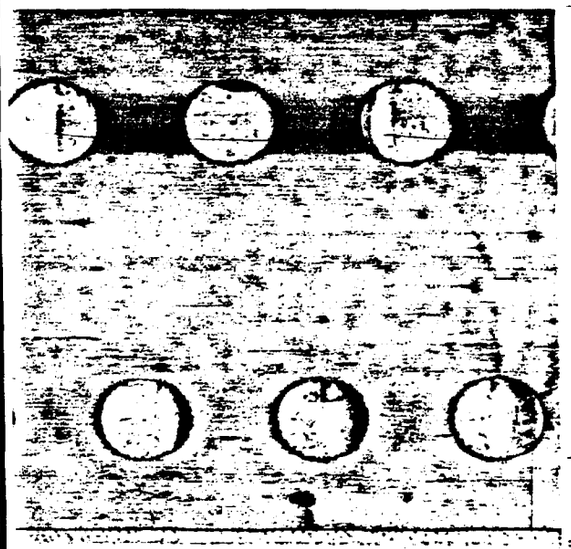
96 DEC -2 PM 3:10

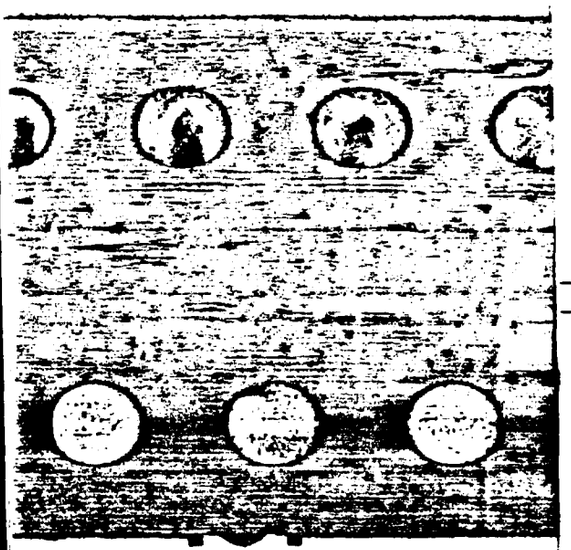
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0251487

IDENTIF. & REFERENCE

0720 12/02 0101 03CHECK 471.80





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

RECEIVED OF _____

FOR _____

BOOK 10276 PG 554

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	
	124000.00
CON TX	458.80
PRFEE	1.00
WDEED	12.00
TOTAL	471.80
CHECK	471.80

12/02/96 01 15:14 0001 0720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251487
IDENTIF. & REFERENCE

96 DEC -2 PM 3:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093394