10559-542

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***185,200.00

Harrison D. B. Kidd
Affiant

Subscribed and sworn to before me this 27th day of March, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER

HARRISON D.B. KIDD
1421 Clifton Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO

MAP & PARCEL NOS.

MAP 117-12
PARCEL 48

WARRANTY DEED

2420 03/30 0101 030-EDI $54.24

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND TWO HUNDRED AND 00/100 ($***185,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, JAMES R. ANDERSON and wife, ELISABETH D. ANDERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HARRISON D.B. KIDD, _____, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 23 on the Plan of Hawthorne Subdivision as of record in Plan Book 1424, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James R. Anderson and wife, Elisabeth D. Anderson, by deed from Judith E. Smith and husband Duane A. Ewers, of record in Book 9791, page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as 1421 Clifton Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Hawthorne Subdivision of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of March, 1998.

JAMES R. ANDERSON

BY: _____
Attorney in Fact

ELISABETH D. ANDERSON

BY: _____
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH MERRILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. ANDERSON and ELISABETH D. ANDERSON, and acknowledged that he executed the same as the free act and deed of the said JAMES R. ANDERSON and ELISABETH D. ANDERSON.

WITNESS my hand and seal this 27th day of March, 1998.

_____
Notary Public

My Commission Expires: 9/29/2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

98 MAR 30 PM 1:27
ELIX Z. FRIEDMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04118364

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

PAID 10859 PG 844

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

CASH

	18520.00
CON TX	855.24
PRFEE	1.00
MISC	5.00
TOTAL	874.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 18364

IDENTIF. & REFERENCE

98 MAR 30 PM 1:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1272692