BOOK 10870 PG 900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Shelia Shipley Biddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 11/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHELIA SHIPLEY BIDDY (NAME)	Shelia S. Biddy (NAME)	MAP 093-13
1400 South Street (ADDRESS)	9540 Secretariat Lane (ADDRESS)	PARCEL 379
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #10W-01615

FOR AND 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, JOHN B. CONNER, JR. AND WIFE, JANET H. CONNER AND JOHN B. CONNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHELIA SHIPLEY BIDDY AND HUSBAND, H. KENNETH BIDDY

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:

TWO TRACTS of Land in Davidson County, Tennessee, described as follows:

TRACT I: Being the southerly half of the easterly one half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, Page 4, Chancery Court at Nashville.

SAID part of Lot No. 67 fronts 50 feet on the northerly side of South Street and runs back between parallel lines with the westerly margin of 14th Avenue South 102-1/2 feet to a dead line.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM that property described in Book 4217, Page 665, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point, said point being located at the intersection of South Street and 14th Avenue South; thence, along the northerly margin of South Street in a westerly direction a distance of 24 feet, more or less, to a point; thence, along a curve defined by a radius of 25 feet in a northerly

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unimproved ( )
This is improved (X) property, known as 1400 South Street, Nashville, TN 37212
(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 our hand s this 27th day of March 1998

JOHN B. CONNER, JR.

JOHN B. CONNER
By: John B. Conner, Jr., Attorney-in-fact

Janet H. Conner
JANET H. CONNER

DCTN01WC

Legal continued from Page 1

direction a distance of 39.2 feet, more or lss, to a point located on the westerly margin of 14th Avenue, South; thence, along said margin in a southerly direction a distance of 24 feet, more or less, to the point of beginning and containing 115 square feet, more or less.

TRACT II: BEING the northerly half of the easterly half of Lot No. 67 on the Plan of Sigler's Addition, as of record in Book 1, Page 4, Chancery Court of Nashville.

SAID part of Lot No. 67 fronts 102-1/2 feet feet on the westerly side of 14th Avenue, South, formerly Saffrons Street, and runs back between parallel lines, with the southerly margin of an alley, 50 feet to a dead line.

BEING the same property conveyed to John B. Conner, Jr., and wife, Janet H. Conner and John B. Conner, by Deed from William B. French and Joan C. French, his wife, of record in Book 7519, Page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of John B. Conner pursuant to a Power of Attorney executed by same on the 13th day of February, 1998, and being filed for record simultaneously herewith.

Subject property is NOT the principal place of residence of John B. Conner.

STATE OF TENNESSEE) COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN B. CONNER, JR., AND WIFE, JANET H. CONNER, 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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 1998.

My Commission Expires: 11/29/2000

Ann Bellsdell
Notary Public

STATE OF TENNESSEE) COUNTY OF Williamson)

On this 27th day of March, 1998, before me personally appeared JOHN B. CONNER, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOHN B. CONNER, and acknowledged that he executed the same as the free act and deed of the said JOHN B. CONNER.

My Commission Expires: 11/29/2000

Ann Bellsdell
Notary Public

5272 04/03 0101 03CHECK 649.10

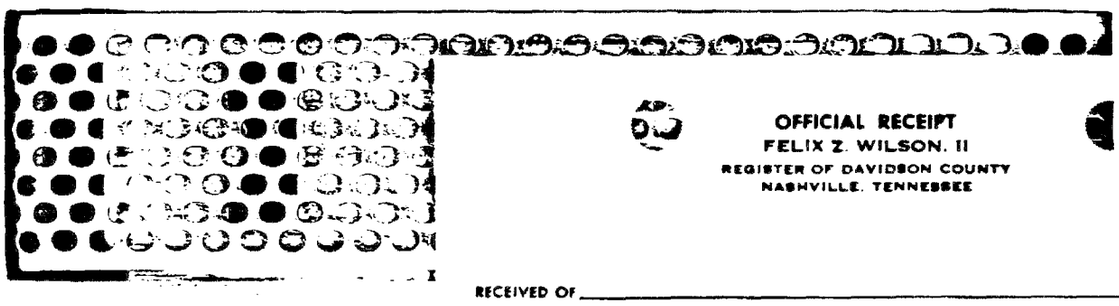
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04210092

0421092



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

RECEIVED OF _____

FOR _____

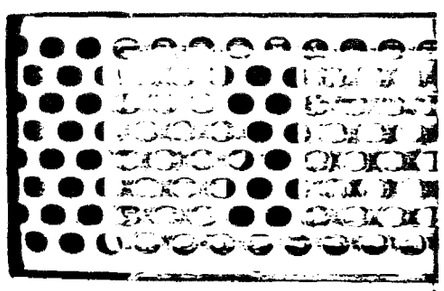
BOOK 10870 PG 902

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

CANT
173000.00
CON TX 640.10
PRFEE 1.00
WDEED 8.00
TOTAL 649.10
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421092
IDENTIF. ▲ REFERENCE
98 APR -3 AM 10:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275523