0529294

IDENTIF. & REFERENCE

MAIL ENV.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

98 DEC 28 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 40523
Dav. Co. File: Box 8

BOOK 11267 PAGE 773

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David B. Kidd Pamela Kidd 641 Harpeth Trace Drive Nashville, Tennessee 37221	SouthTrust Mortgage Company 5409 Maryland Way, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 143-2-A-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 322000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **T. Anthony Lamb and spouse, Diana H. Lamb,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David B. Kidd and spouse, Pamela Kidd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Pointe of record in Plat Book 6900, page 932, said Register's Office.

SAID Lot No. 4 fronts 59.95 feet on the easterly margin of Harpeth Trace Drive and extends back 192.15 feet on the northerly line and 192.85 feet on the southerly line to a dead line in the rear, measuring 52.05 feet thereon.

BEING the same property conveyed to T. Anthony Lamb and wife, Diana H. Lamb by deed from Perry W. Moskovitz Company Incorporated of record in Book 9640, page 572, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, page 932, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Trace Drive, together with additional setback designations and 5,10,& 5 foot easements for public utility and drainage purposes along the north, rear and south lines of said lot, respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 5380, page 357, Book 5120, page 199, Book 5120, page 208, Book 4889, page 192, Book 5099, page 783, Book 5142, page 690 as amended in Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892, and in Book 5102, page 956, and in Book 7564, page 1, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of T. Anthony Lamb by Diana H. Lamb as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by

reference.

This is improved property, known as: 641 Harpeth Trace Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 1998.

T. Anthony Lamb, By: Diana H. Lamb, Atty-In-Fact

Diana H. Lamb

State of Tennessee
County of Davidson

On this 21st day of December, 1998, before me the undersigned authority, personally appeared **Diana H. Lamb**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 322000.00

Affiant

Sworn and subscribed before me on the 21st day of December, 1998.

Notary Public

My Commission Expires: 11-18-01

DONALD R. PATRICK WILLIAMSON NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana H. Lamb**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **T. Anthony Lamb**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: T. Anthony Lamb and Diana H. Lamb

TO: David B. Kidd and Pamela Kidd

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Diana H. Lamb, Affiant

Sworn to and subscribed before me this

21st day of December, 1998.

Notary Public

My Commission Expires:

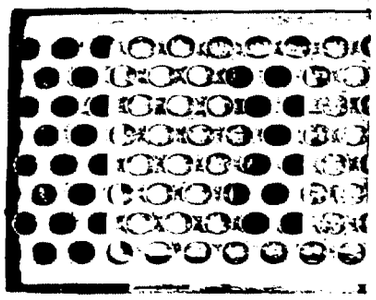
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

4846 12/28 0101 03CHECK 1206.40

Wldoc. PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11267 PAGE 776

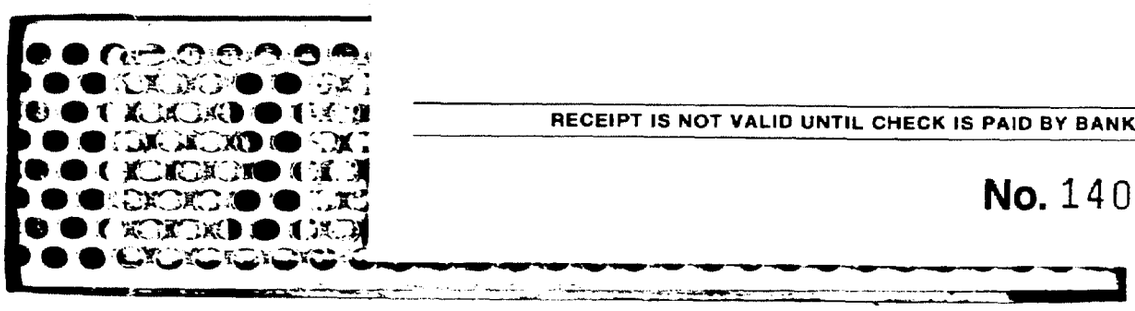
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0529294
IDENTIF. ↑ REFERENCE

98 DEC 28 PM 3:13
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	220000.00
CON TX	1191.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1206.40
CHECK	1206.40

12/28/98 01 15:10 0001 4846



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406364