PICK-UP

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

Davidson County DEEDWARR
Recvd: 02/20/02 10:18 3pgs
Fees:18.00 Taxes:3.70
20020220-0021478

OUR FILE NUMBER:11875J

MAP/GROUP/PARCEL
043-11-0-135.00

NEW OWNER'S NAME AND ADDRESS:
Richard Kidd and wife, Mary Kidd
120 McArthur Dr.
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

SPECIAL WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Ronnie McDowell d/b/a Nature Boy Investments , hereinafter called Grantor, does hereby transfer and convey unto Richard Kidd and wife, Mary Kidd, their heirs and assigns, hereinafter called Grantees, property :described as follows

SEE EXHIBIT A ATTACHED TO AND MADE A PART HEREOF
FOR COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, FROM AND AFTER THE DATE ON WHICH GRANTOR OBTAINED PROPERTY, except for current taxes, and restrictions and easements of record.

Grantor further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever, ONLY FROM THE DATE ON WHICH GRANTOR TOOK TITLE TO THE SAME. GRANTOR MAKES NO WARRANTY OF TITLE PRIOR TO THE DATE ON WHICH GRANTOR ACQUIRED THE PROPERTY.

Nature Boy Investments

Ronnie McDowell

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ronnie McDowell with whom I am personally acquainted, and made oath that he executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of February, 2002.

NOTARY PUBLIC

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES:
4/20/04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 1000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of February ,2002.

NOTARY PUBLIC

My Commission Expires:
4/20/04

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT A ATTACHED TO AND MADE A PART OF
SPECIAL WARRANTY DEED
FOR COMPLETE LEGAL DESCRIPTION

PROPERTY: 116 Myatt Drive, Madison, TN 37115

Land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to wit: Land in the 11th , formerly 19th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows: Beginning on the westerly margin of Myatt Drive at the southeast corner of property conveyed to Arnie Mack Swift by Deed from John W. Anderson and wife, of record in Book 1861, Page 586, Register's Office for said County, said point being 297 feet, more or less, south of the southerly margin of Dupont Avenue, thence with said Drive Southwardly 50 feet to the corner of Lots Nos, 15 and 16; thence with the line between said two lots, westwardly 150 feet to the common corner of lots Nos. 15, 16, 85 and 86; thence with the line between Lots 16 and 85, northwardly 50 feet to the southwest corner of said Swift property; thence with the southerly line of same, eastwardly 150 feet to the beginning.

Being the same property conveyed to Nature Boy Investments by Deed from Clerk & Master of record as Instrument No: 200104160036856, Register's Office for Davidson County, Tennessee, and previously conveyed by Deed from Clerk & Master of record in Book 7076, Page 863, Register's Office for Davidson County, Tennessee, and previously conveyed by Deed of record in Book 1360, Page 337, Register's Office for Davidson County, Tennessee.