WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-8271-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Kidd (NAME)	Chase Manhattan Mortgage (NAME)	41-7-20
1242 Bell Grimes Lane (ADDRESS)	343 Thornal St. (ADDRESS)	10D 28185
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	

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, Richard H. Botts, Jr. and Ginger K. Slate Botts, Husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd A. Kidd, unmarried

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:

Land in Davidson County, Tennessee, being Tract 1 of the R. R. Mincy Land, being a Resubdivision of ZPart of Lot No. 3 of the K. J. Morris Lands, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point in the northerly margin of Bell Grimes Lane, being the common corner between the Jean Shepart Property and the property conveyed to W. E. Batey et ux, by enry R. Beasley, et ux, of record in Book 2904, Page 45, Register's Office for Davidson County, Tennessee, thence north 3 deg. 48' east 208.2 feet to a point; thence easterly 64.4 feet to a point; thence southerly 206.73 feet to a point in the northerly margin of Belle Grimes Lane; thence with said margin north 86 deg. 4' west 57 feet to thhe beginning.

Being the same property conveyed to Richard H. Botts, Jr. Ginger K. Slate by deed from Betty L. Ladd of record in Instrument No.200005050054827, Register's Office for Davidson County, Tennessee. The said Richard H. Botts, Jr. and Ginger K. Slate having since married, and Ginger K. Slate is now Ginger K. Slate Botts.

Davidson County DEEDWARR
Recvd: 07/02/02 14:18 2pgs
Fees:13.00 Taxes:372.22

20020702-0079507

unimproved ( )
This is improved (X) property, known as 1242 Bell Grimes Lane, Nashville, TN 37207
(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 28th day of June 2002

Richard H. Botts, Jr.

Ginger K. Slate Botts

DCTN01WC

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 Richard H. Botts, Jr. and Ginger K. Slate Botts, Husband and wife

the 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 Goodlettsville, Tennessee, this 28th day of June, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, NOTARY PUBLIC AT LARGE a Notary Public within and for the State and County aforesaid, personally appeared Bartie Jo Whitaker My Commission Expires October 25, 2003 with whom I am personally acquainted and who upon oath(s) acknowledged to be of the STATE OF TENNESSEE and the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public