**NEW OWNER :**

John C. Kidd
404 Byrd Street
Old Hickory, Tennessee 37138

**Space for Recorder's Stamp**

Davidson County DEEDWARR
Recvd: 10/05/05 14:15 2 pgs
Fees:13.00 Taxes:480.63
20051005-0120164

**SEND TAX BILLS TO:**

John C. Kidd
404 Byrd Street
Old Hickory, Tennessee 37138

**Map 53-16 Parcel 181**

**THIS INSTRUMENT PREPARED BY:**
**Angel P. Kane, Attorney At Law**
**133 S. College Street**
**Lebanon TN 37087**

# DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-nine Thousand Nine Hundred ($129,900.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, **TIMOTHY A. MINZAK,** unmarried ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN C. KIDD AND ALICIA YOUNG** ("Grantees"), for life, with remainder to survivor the following tract or parcel of land, situated in Davidson County, Tennessee bound and described as follows, to-wit:

**Being Lot No. 50, on the plan of King Court, Section III, of record in Plat Book 7900, page 958, as amended in Book 9708, page 522, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Timothy A. Minzak, unmarried, by deed from Gary T. Bain, unmarried dated February 25, 2003 of record Instrument No. 20030422-0052820, Register's Office for Davidson County, Tennessee.**

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, right-of-ways and matters

shown on the plat of record and any and all restrictions, existing roadways, easements and rights-of-way of record.

**POSSESSION** shall be given date of deed.

**PROPERTY TAXES** for the current year shall be prorated as of date of deed.

**WITNESS OUR SIGNATURE** hereto this 26 day of September, 2005.

Timothy Allyn Minzak
TIMOTHY A. MINZAK

Donna Ybarra
BY DONNA YBARRA
Attorney in Fact by virtue of a Limited Power of Attorney of Record in Book ____, Page X, Register's Office of Davidson County, Tennessee

#20051005-0120163

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Donna Ybarra , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument on behalf of Timothy Allyn Minzak, and acknowledged that she executed the within instrument for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by Timothy Allyn Minzak and appearing in Book _____, Page _____, Register's Office, Davidson County, Tennessee.

WITNESS my hand and official seal at office this 26th Sept 05.

BRODY KANE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission expires: 3/21/09

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The actual consideration or value, whichever is greater, for this transfer is $ 129,900.00

AFFIANT

Sworn to and subscribed to before me this 26 day of Sept 05.

NOTARY PUBLIC

My commission expires: 3/21/09

BRODY KANE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY