RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/31/06 14:34 2 pgs
Fees:13.00 Taxes:673.40
20060731-0092675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZENOBIA BURNS 109 Coastal Court East Nashville, Tennessee 37217	Same as new owner	MAP 136-7 PARCEL 100.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY TWO THOUSAND AND NO/100 ($182,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KEVIN J. KIDD and wife, YOLANDA R. KIDD,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ZENOBIA BURNS, a single woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Priest Lake Park, Section 4, of record in Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kevin J. Kidd and wife, Yoland R. Kidd, by Warranty Deed from Roy Jerry Nicholson and wife, Joyce Kay Nicholson, of record in Book 10276, page 551, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Book 4460, pages 15, 16 and 17; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 109 Coastal Court East, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 11th day of July, 2006.

KEVIN J. KIDD

YOLANDA R. KIDD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, KEVIN J. KIDD and wife, YOLANDA R. KIDD, 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 seal, this the 11th day of July, 2006.

Notary Public

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE

My Commission Expires

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027