Davidson County DEEDWARR
Recvd: 09/06/06 14:46 2 pg
Fees:13.00 Taxes:2253.30

20060906-0110271

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
J. Kevin Kidd and wife, Lana D. Kidd	SAME	Map 130-8
		Parcel 44

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cullen E. Douglass and Kristen Douglass** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **J. Kevin Kidd and wife, Lana D. Kidd** (The "Grantees"), have heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 12 and a portion of a five foot strip adjacent to the westerly line of said Lot No. 12, on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee, said five foot strip being a part of Lot No. 6 on the plan of Comptonwood Subdivision of record in Book 974, page 10, Register's Office for Davidson County, Tennessee.

Said property fronts 100 feet on the westerly margin of Sneed Road and runs back between parallel lines 300 feet to a line in the rear which measures 100 feet thereon.

Being the same property conveyed to Cullen E. Douglass and wife, Kristen Douglass by Warranty Deed from G. Austin Triggs, Jr. And wife, Elizabeth G. Triggs, of record in Instrument Number 20000907-0088798, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Easement for Sanitary Sewer of record in Book 5258, page 546, said Register's Office.
3. All matters as shown on plat of record in Plat Book 547, page 66 and Book 974, page 10, said Register's Office.

This is improved property commonly known as 253 Summit Ridge Drive, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $609,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2006.

Notary Public

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August, 2006.

Cullen E. Douglas

Kristen Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Cullen E. Douglas and wife, Kristen Douglas with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2006.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009