This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert W. Kidd
116 Montcastle Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 09/12/06 11:36 2 pg
Fees:13.00 Taxes:1221.00
20060912-0112788

MORTGAGEE:
Countrywide Home Loans, Inc.
3011 Armory Drive, Suite 120
Nashville, TN 37204

MAP	**155-2**
GROUP	**A**
PARCEL	**37.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul D. Dougherty and wife, Mary Ellen Dougherty,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Robert W. Kidd and wife, Kellie J. Kidd,** 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 Lot No. 37 on the Plan of Montcastle Estates, of record in Plat Book 6900, page 326 & 327, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Paul D. Dougherty and wife, Mary Ellen Dougherty by deed from Decatur Federal Savings and Loan Association of record in Book 8874, page 180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **116 Montcastle Court, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **30th** day of **August, 2006.**

Paul D. Dougherty

Mary Ellen Dougherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul D. Dougherty and wife, Mary Ellen Dougherty**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

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

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010