Davidson County DEEDWARR
Recvd: 10/12/06 08:40 2 pgs
Fees:13.00 Taxes:1258.00

20061012-0126652

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01335 KIDD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John Kevin Kidd and James M. Adcox, III	Same	MAP:
208 Scotland Place		Parcel:116-14 35.00
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MRS. WILLARD (FLORENCE) PARMAN, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN KEVIN KIDD, A MARRIED MAN, AND JAMES M. ADCOX III, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 208 Scotland Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 My hand on the 6th day of October, 2006.

Mrs. Willard (Florence) Parman

Mrs. Willard (Florence) Parman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MRS. WILLARD (FLORENCE) PARMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 6th day of October, 2006.

Notary Public_____

My Commission Expires:_____

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

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 55 AND 56 ON THE MAP OF BELLEMEADE SUBDIVISION, AS OF RECORD IN BOOK 1130, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 120 FEET ON THE NORTH SIDE OF SOUTHLAND PLACE AND RUN BACK BETWEEN LINES, 157.7 FEET ON THE WEST LINE OF LOT NO. 55, 155.5 FEET ON THE EAST LINE OF LOT NO. 56 TO A DEAD LINE IN THE REAR ON WHICH THEY MEASURE 120 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM E & M HOMES, INC., A TENNESSEE CORPORATION TO WILLIAM H. LAMBETH, JR. AND WIFE, MARY B. LAMBETH AS RECORDED ON THE 11TH DAY OF JUNE, 1948 IN BOOK 1627, PAGE 611, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED BY LAST WILL AND TESTAMENT FROM MARY BILBRO FITTS TO MRS. WILLARD (FLORENCE) PARMAN, DATED SEPTEMBER 21, 1979, AND RECORDED IN WILL BOOK 192, PAGE 647, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MARY B. LAMBETH IS ONE AND THE SAME PERSON AS MARY BILBRO FITTS.

SAID PROPERTY IS NOT NOW, NOR NEVER HAS BEEN THE PRIMARY RESIDENCE OF HERMAN WILLARD PARMAN, HUSBAND OF FLORENCE PARMAN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.