WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/07 15:43 2 pgs
Fees:13.00 Taxes:1517.00
20070302-0026228

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-08

THIS INSTRUMENT WAS PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, #104, Franklin, TN 37067
file # 07-01964 COKER NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Wesley L. Coker	Same	116-14-44.00
215 Scotland Place		
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,

KEVIN KIDD, AND WIFE, LANA KIDD

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

WESLEY L. COKER, AN UNMARRIED 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 215 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 Our hand on the 14th day of February, 2007.

Kevin Kidd

Lana Kidd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, KEVIN KIDD AND LANA KIDD, the bargainor(s), 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 official seal at Franklin, Tennessee, this 14th day of February, 2007.

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 NO. 40 AND 41 ON THE PLAN OF BELLE MEADE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JEFF A. SANBORN AND WIFE, LELA STAR SANBORN TO KEVIN KIDD AND LANA KIDD, HUSBAND AND WIFE AS RECORDED ON THE 16TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050616-0068950 AND WARRANTY DEED FROM MELISSA L. PETERS, A SINGLE PERSON TO JEFF A. SANBORN, A SINGLE PERSON AS RECORDED ON THE 12TH DAY OF JULY, 2001 IN INSTRUMENT NO. 20010712-0074582, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JOHN KEVIN KIDD, JOHN K. KIDD, J. KEVIN KIDD, AND KEVIN KIDD ARE ONE AND THE SAME PERSON.

LANA D. KIDD AND LANA KIDD ARE ONE AND THE SAME PERSON

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.