WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01963 ANDREWS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas G. Andrews III and Cynthia M. Andrews	Same	116-14 35.00
208 Scotland Place		
Belle Meade, 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,

JOHN KEVIN KIDD AND JAMES M. ADCOX III

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

THOMAS G. ANDREWS III, AND WIFE, CYNTHIA M. ANDREWS

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, Belle Meade, 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 1st day of March, 2007.

John Kevin Kidd, by James M. Adcox III, Attorney-in-Fact
John Kevin Kidd
By: James M. Adcox III, Attorney in Fact

James M. Adcox III

Davidson County DEEDWARR
Recvd: 03/12/07 12:51 2 pgs
Fees:13.00 Taxes:1480.00
20070312-0030078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 1st day of March, 2007, before me personally appeared **James M. Adcox, III** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **John Kevin Kidd** and acknowledged that he executed the same as the free act and deed of said **John Kevin Kidd**.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said Countyand State, the within named James M. Adcox, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of March, 2007.

Notary Public at Large

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

My commission expires: _____

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 MRS. WILLARD (FLORENCE) PARMAN, A SINGLE WOMAN TO JOHN KEVIN KIDD, A MARRIED MAN, AND JAMES M. ADCOX III, A MARRIED MAN AS RECORDED ON THE 12TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061012-0126652; LAST WILL AND TESTAMENT OF MARY BILBRO FITTS RECORDED IN WILL BOOK 192, PAGE 647 AND 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.

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.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTORS AND/OR THE GRANTOR'S SPOUSES.