Davidson County DEEDWARR
Recvd: 09/21/07 14:26 2 pgs
Fees:13.00 Taxes:724.83
20070921-0113145

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michelle Liggett	SAME	Map & Parcel
5618 Meadowcrest Lane		103-03-0-014.00
Nashville, TN 37209		

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, **Richard Kidney ad wife, Jane Kidney** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Michelle Liggett, an unmarried woman** (The "Grantee"), her 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 Lot 110, Section 2, Richland Meadows (erroneously referred to as Richard Meadow in Deed of Acquisition), as shown on plat of record in Plat Book 2083, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Geoffrey R. Kidney, unmarried to Richard Kidney and wife, Jane Kidney as recorded on the 3rd day of October, 2006, in Instrument No. 20061003-0122252; Quitclaim Deed from Leslie Ann Sharkey, now a single person to Geoffrey Richard Kidney, Now a single person as recorded on the 23rd day of February, 2005 in Instrument No. 20050223-0019851 and Warranty Deed from Norman G. Holland and James E. Holland to Geoffrey R. Kidney and wife, Leslie A. Sharkey as recorded on the 15th day of May, 2000 in Instrument Number 200005150049525, in the Register's Office of Davidson county, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Plan of record in Plat Book 2083, page 72, said Register's Office for said county.
3. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20060913-0113210, said Register's Office for said county.

This is improved property commonly known 5618 Meadowcrest Lane, Nashville, TN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $195,900.00.

Melody Elaxton
Affiant

Subscribed and sworn to before me this 13th day of September, 2007.

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

Joyce Jordan
Notary Public

My Commission Expires: 9-23-08

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

And Grantors do covenant with the said Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of September, 2007.

Richard Kidney

Jane Kidney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Richard Kidney and wife, Jane Kidney 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 13th day of September, 2007.

ROBERT JOHN NOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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