RECORD AND RETURN TO:
BOSCH TITLE, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 09/26/07 12:23 3 pgs
Fees:18.00 Taxes:1480.00
20070926-0114779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

My commission expires: 9/25/10

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARRY C. KIDD et ux 2721 Lebanon Pike Nashville, Tennessee 37214	Same as new owner	MAP 96.01-0-048.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND and NO/100 ($400,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **SOUTHERN WOODENWARE, INC., a Tennessee Corporation, formerly known as DAVIDSON BUILDING AND REALTY COMPANY, INC., a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BARRY C. KIDD and wife, CANDE W. KIDD,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 3. A small tract of land in the 3rd Civil District of Davidson County, Tennessee, near Donelson, described according to a copy of a survey thereof made June 27, 1941, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the southerly margin of the New Lebanon Road, North 74 degrees West 120 feet from the northwest corner of the property of Phillip Carver, which point of beginning is also 120 feet northwest of the center line of an old abandoned road; thence with the southerly margin of the New Lebanon Road, North 74 degrees West 100 feet to a point; thence South 3 degrees West 251.2 feet to a point in the north line of the property belonging to W.M. Fuqua; thence along Fuqua's north line, South 84 degrees 15' East 100 feet to a point which is 120 feet west of the center line of said old abandoned road; thence North 3 degrees East 234.2 feet to the point of beginning, containing .549 of an acre.

Being a portion of the property conveyed to Davidson Building and Realty Company, Inc., a Tennessee Corporation by deed from George W. Logan and wife, Lera M. Logan, Wilbur Logan and wife, Lillie Mai Logan, Edward L. Logan and wife, Florence Ann Logan and Sallye Mai Logan Dorris and husband, N.T. Dorris, dated November 25, 1958, of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee. By Charter amendment, filed with the Tennessee Secretary of State, Davidson Building and Realty Company is now known as Southern Woodenware, Inc.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT NO. 3 BUT SPECIFICALLY EXCLUDED FROM THE CONVEYANCE THEREOF IS THE FOLLOWING DESCRIBED PARCEL, TO WIT:

Being a small parcel or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, being located 115.33 feet south of Lebanon Pike and approximately 810 feet west of the center line of Donelson Pike, and being the southwest portion or corner of Tract No. 3 of the property conveyed to Davidson Building and Realty Company, Inc., of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177. as follows: Beginning at a point being the southeast property corner of said Davidson Building and Realty Company, Inc.'s Tract No. 3 and the southwest corner of the property conveyed to Robert J. Taylor of record in Book 9526, page 120, Register's Office for Davidson County, Tennessee, and also, said point of beginning being located North 84 degrees 05 minutes 50 seconds West 120.00 feet from an iron pin located at said Taylor's southeast property corner; thence with the common line between Davidson Building and Realty Company, Inc. and Robert J. Taylor, North 2 degrees 45 minutes 13 second East 116.24 feet to a point being located 1.4 feet west of the west masonry wall of Robert J. Taylor's building; thence with a line running 1.4 feet west of and parallel to Rob et J. Taylor's building, South 8 degrees 18 minutes 30 seconds West 116.17 feet to a point in Davidson Building and Realty, Inc.'s south property line; thence with said south line South 84 degrees 05 minutes 50 seconds East6 11.27 feet to the point of beginning and containing 0.015+/- acre, or 654 square feet, more of less.

Being the same property conveyed to Robert J. Taylor by Quitclaim deed dated April 16, 1999 from Southern Woodenware, Inc., a Tennessee corporation, successor by name change to Davidson Building and Realty Company, Inc., a Tennessee corporation, of record in Book 11442, page 783, Register's Office for Davidson County, Tennessee.

NOT INCLUDED IN THE ABOVE DESCRIPTION OF TRACT NO. 3 BUT SPECIFICALLY CONVEYED HEREIN AND TO BE INCLUDED AS PART OF THE DESCRIPTION OF TRACT NO. 3 IS THE FOLLOWING DESCRIBED PARCEL, TO WIT:

Being a small parcel or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, fronting on the south margin of Lebanon Pike, and being located approximately 810 feet west of the center line of Donelson Pike, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 18, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows: Beginning at a P.K. nail in the south margin of Lebanon Pike 70 ft. wide right of way), and said point of beginning being the northeast corner of the property conveyed to Davidson Building and Realty Company, Inc., described as Tract No. 3 in Book 2856, page 275, R.O.D.C., Tennessee, and further, said point of beginning being the northwest corner of the herein described property; thence with the south margin of Lebanon Pike South 74 degrees 25 minutes 50 seconds East 11.45 feet to a point; thence with a line running 1.4 feet west of, and parallel to, the west wall of an existing masonry commercial building owned by Robert J. Taylor and located at street address number 2725 Lebanon Pike, (said building being located on Parcel 49 on Property Map 96-1 of the Property Assessor's Mapping Office), South 8 degrees 18 minutes 30 seconds West 115.33 feet to a point in the common line of Robert J. Taylor's property and Davidson Building and Realty Company, Inc.'s property; thence with the common boundary line between said Taylor and Davidson Building and Realty Company, Inc.'s property; thence with the common boundary line between said Taylor and Davidson Building and Realty, Inc. North 2 degrees 45 minutes 13 seconds East 117.33 feet to the point of beginning, and containing 0.015 +/- acres, or 654 square feet, more or less.

Being the same property conveyed to Southern Woodenware, Inc., a Tennessee Corporation, successor by name change to Davidson Building and Realty Company, Inc., a Tennessee corporation by Quitclaim Deed from Robert J. Taylor dated April 16, 1999, of record in Book 11442, page 778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on survey made June 27, 1941, by Z.J. Wilkinson, Surveyor; to all matters as shown on survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177; to any and all restrictive covenants of record; to any and all easements of record, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 2721 Lebanon Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2007 property taxes, which taxes are being prorated between the parties and which taxes are the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 10th day of September, 2007.

SOUTHERN WOODENWARE, INC.

BY: _____
Howard Caughron, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of September, 2007, before me, appeared Howard Caughron, President, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Southern Woodenware, Inc., and that said instrument was signed in behalf of said Corporation, and he acknowledged said instrument to be the free act and deed of the said Corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 9/25/10

DAVIDSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds