| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **HARRIS TITLE & ESCROW, LLC**<br>**40 Burton Hills Boulevard**<br>**Suite 150**<br>**Nashville, Tennessee 37215**<br>**615.665.9766**<br>**File #0901017**<br><br>**Record and Return to:**<br><br>**Lawyers Escrow**<br>**2021 Richard Jones Road**<br>**Suite 220**<br>**Nashville, TN 37215** | The actual consideration or value, whichever is greater, for this transfer is: $744,000.00.<br>Affiant<br><br>Subscribed and sworn to before me this 13th day of February, 2009.<br>Notary Public<br><br>My commission expires: 3-21-09<br><br>LAURA B. BININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

Davidson County DEEDWARR
Recvd: 02/18/09 12:04 2 pgs
Fees:13.00 Taxes:2752.80
20090218-0013696

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| Harrison D. B. Kidd<br>4518 Yancey Drive<br>Nashville, TN 37215 | Pinnacle National Bank<br>211 Commerce Street<br>Nashville, TN 37201 | Map 130-16<br>Parcel 51 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Theresa D. Shackelford**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Harrison D. B. Kidd,** unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Yancey Subdivision of record in Plat Book 2330, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa D. Shackelford, unmarried by deed from Billy M. Johnson and wife, Elizabeth S. Johnson of record as Instrument No. 20030730-0107797, in the Register's Office for Davidson County, Tennessee, dated July 28, 2003.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 18, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2445, Page 273, Registers' Office for Davidson County, Tennessee.
4. Easement of record in Book 2337, Page 605, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer and/or storm drainage of record in Book 6391, Page 762, Register's Office for Davidson County, Tennessee.

**This is improved property known as: 4518 Yancey Drive, Nashville, TN 37215**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he or she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself or herself and his or her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 13th day of February, 2009.

Theresa D. Shackelford

STATE OF TENNESSEE

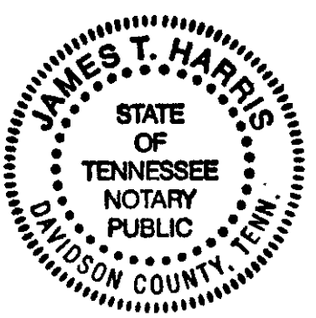
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Theresa D. Shackelford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 13th day of February, 2009.

Notary Public

My commission expires:




My Commission Expires MAY 23, 2009