This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Brooks Kidd
209 Springhaven Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
215 Forrest Street, 8th Floor
Hattiesburg, MS 39401

MAP	**126-16**
GROUP	**A**
PARCEL	**31.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred T. Buckley and wife, Laura R. Buckley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brooks Kidd and David Kidd, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Riverwalk, Phase 1-A, Section 1, and Phase 1-B, Section 1, of record in Inst. No. 20011026-0117231, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred T. Buckley and wife, Laura R. Buckley by deed dated from Westview Homes, LLC of record in Inst. No. 20050425-0045705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **209 Springhaven Court, Nashville, Tennessee 37221.**

BILL GARRETT, Davidson County
Trans:T20090085819 DEEDWARR
Recvd: 12/21/09 15:01 3 pgs
Fees:18.00 Taxes:1147.00
20091221-0116099

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs 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 hands this the **4th** day of **December, 2009.**

Fred T. Buckley

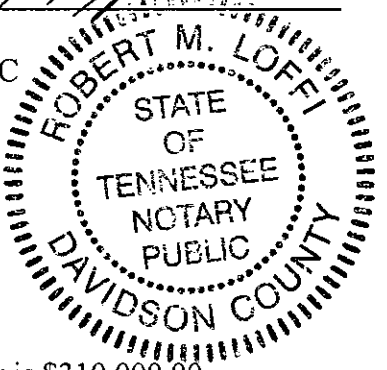
Laura R. Buckley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Fred T. Buckley and wife, Laura R. Buckley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of December, 2009.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012

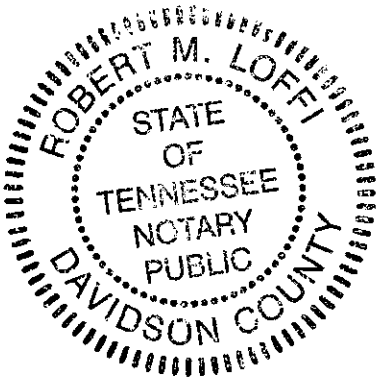
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of December, 2009.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 5/8/2012