Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

WARRANTY DEED
(CORPORATE FORM)

BOOK 5127 PAGE 178

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. B. KINCAID	SAME	MAP 106-11
(NAME)	(NAME)	
305 Hill Avenue		PARCEL 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*
($10.00)
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AAA Communication Company, Inc. *has bargained and sold, and does hereby transfer and convey unto the said*
W. B. Kincaid,
his xxxxx *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

A tract of land in the Sixth Civil District of Davidson County, Tennessee, designated as Lot One on the recorded plat of Interstate Park South, Book 4460, page 29, Register's Office for said County, and being more fully described as follows: BEGINNING at a concrete monument in the southerly margin of the new Hill Avenue, said concrete monument being south 23° 15' west a distance of 10.00 feet from the southerly margin of old Hill Avenue and the northeast corner of the Irene Martin Hix property and continuing as follows: With a 144.05-foot radius curve to the right a distance of 195.40 feet to a concrete monument; thence with a 486.45-foot radius curve to the left a distance of 27.75 feet to an iron pin; thence leaving the westerly margin of the new Hill Avenue north 80° 37' west a distance of 147.6 feet to an iron pin, the southwest corner of the herein described tract and a point in the east boundary line of the Irene Martin Hix property; thence north 23° 15' east a distance of 179.91 feet to the point of beginning and containing 0.421 acres, more or less, as per the recorded plat of Interstate Park South, Book 4460, page 29, Register's Office for Davidson County, Tennessee, by Turner Engineering Company, Inc., dated July 9, 1971.
Being part of the property conveyed to AAA Communication Company, Inc., by deed from McDowell Development Corporation, of record in Book 4530, page 38, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,637.35

Subscribed and sworn to before me, this the 18th day of March, 19 77

Affiant

My commission expires: My Commission Expires FEB. 27, 1979 (Affix Seal)

Notary Public

Unimproved ( )
This is improved (X) property, known as 305 Hill Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
W. B. Kincaid
his (successors),
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered., except for a ten-foot public utility and draining easement, 15-foot building setback line & conditions of owners certificate shown on plan of record in Book 4460, page 29, said Register's Office.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
W. B. Kincaid, his
(successors), *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 17 *day of* March, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AAA COMMUNICATION COMPANY, INC.
By: W. B. Kincaid
President
By: Mrs. Betty D. Kincaid
Secretary

THIS INSTRUMENT PREPARED BY:
Charles C. Trabue, III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* W. B. Kincaid themselves, *with whom I am personally acquainted, and who, upon oath, acknowledged* ~~xx~~ *to be* president and secretary *of the* AAA Communication Company, Inc., *the within named bargainor, a corporation, and that* they *as such* president and secretary *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* themselves *as* president and secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 17 *day of* March, 1976.

John B. Tirrill
Notary Public

Commission expires April 26- 1978

MAR 23 77 CONV 52,637.35
MAR 23 77 S'TAX B* 136.76
MAR 23 77 PR'FEE B* .50
MAR 23 77 W'DEED B* 4.00 * 141.26

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

Mortgage
WARRANTY DEED

FROM
AAA COMMUNICATION COMPANY, INC.
TO
W. B. KINCAID

D 95106

IDENTIF. REFERENCE

MAR 23 12 01 PM '77

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING