4427 12/28/81 150.40- CHECK

PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Philip Kincaid	Commerce Union Bank	104-15 #458
(NAME) c/o Mrs. William Breen	(NAME) P. O. Box 2546	24W-4219
209 Mockingbird Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5833 PAGE 644
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated November 21, 1975 and filed for record in the office of the recorder of deeds of Davidson County, Tennessee in Book 4974, page 301, and note of even date thereby secured, in the original principal amount of $42,500.00, payable to Commerce Union Bank which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Laurence H. Holmes, unmarried, hereinafter called the grantor *have this day bargained and sold, and do hereby transfer and convey unto the said* George Philip Kincaid,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Resubdivision of Lots 41 and 42, Sunset Park, as of record in Book 3842, page 228, Register's Office for said County.

Said Lot No. 4 fronts 52 feet on the easterly side of Natchez Trace and extends back 145.60 feet on the northerly line and 149.08 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 23.40 feet.

Being the same property conveyed to Laurence H. Holmes by deed from Ralph L. Murray and wife, Beulah B. Murray of record in Book 4974, page 299, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $71,500.00

Subscribed and sworn to before me, this the 21st day of December 19 81

Affiant - George Philip Kincaid

My commission expires: June 16, 1985 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2506 Natchez Tract, (House Number) (Street) Nashville, TN 37212 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 grantee,

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 21st *day of* December, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Laurence H. Holmes - George Philip Kincaid

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence H. Holmes

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 19 81

Notary Public

Commission expires June 16, 1985

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

Laurence H. Holmes, unmarried

TO

George Philip Kincaid

G. 7 3 0 8 1

IDENTIF. REFERENCE

DEC 23 11 47 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5833 PAGE 646

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71500.00- CO	
			165.50 CO TX	
			.50 PRFEE	
			6.00 MDED	
			CHECK 136.40-	
4427A12/23/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G73081

IDENTIF. REFERENCE

DEC 23 11 47 AM '81

No. 859287