BOOK 6788 PAGE 456 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF February, 1986

Notary Public

MY COMMISSION EXPIRES: 1-19-1988
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
JAMES D. STUBBS, ATTORNEY, 4343 LEBANON ROAD, HERMITAGE, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy A. Smith (NAME)	SAME (NAME)	64-12A
824 Old Coach Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William B. Kincaid and wife, Dawn Kincaid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy A. Smith, widow

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: A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit No. 824, of Fox Run Condominiums, section 2, as of record in Book 5200, Page 148, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to William B. Kincaid, an unmarried man, by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, with either of them having the full power to convey, dispose, mortgage, sell or transfer said property, without the joinder of any beneficiary, of record in Book 6776, Page 629, said Register's Office.

DAWN Kincaid, wife of William B. Kincaid, joins in this transfer for the sole purpose of relinquishing and transferring any right or title in and to said property now or in the future.

THIS conveyance expressly subject to: (1) Plan of record, Book 5200, Page 148, said Register's Office, shows Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. T. C. A., as amended, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights and interest in favor of other Unit Owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 5535, Page 713, said Register's Office; and as corrected by Deed of Correction in Book 5895, Page 516, said Register's Office; (3) Taxes for the current year which have been prorated and the payment of which has been assumed by Grantee.

This is unimproved ( ) improved (X) property, known as 824 Old Coach Court, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

(formerly Little Karen Place)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 19 day of February, 1986

William Bradley Kincaid

Dawn Wade Kincaid

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Kincaid and wife, Dawn Kincaid

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 19th day of February, 1986.

Commission Expires 1-19-1988

James D. Smith
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

WILLIAM B. KINCAID and wife,

DAWN KINCAID

TO

PEGGY A. SMITH, a widow

7.79 4.1

FEB 24 12 08 PM '86
FELIX E. MCKENNEY, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

96900.00- CONT.
257.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 263.64-
6937A02/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 7. 9 4 1.

IDENTIF. REFERENCE

FEB 24 12 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221422