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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Robert F. Kincaid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 90

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Robert F. Kincaid (NAME)	NEW OWNER (NAME)	Map 104.15
2618 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 51
Nashville, Tennessee 37212 (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~~ I, Stephen A. Rentz, Administrator C.T.A. of the Estate of Augustus Byron Hill, Deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Kincaid and wife, Juliet A. Kincaid,

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 the easterly 50 feet of Lot No. 79 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 79 fronts 50 feet on the northerly side of west Ashwood Avenue and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Charles S. Roberts and wife, Mollye M. Roberts and Augustus B. Hill by deed from Elmer W. Morrison and wife, Mamie P. Morrison, recorded in Book 2642 at page 475 in the Register's Office for said County. The said Charles S. Roberts died on or about _____, 1975, survived by his wife, the said Mollye M. Roberts. The said Mollye M. Roberts died on or about DECEMBER 2, 1982, unmarried and testate. Under the Last Will and Testament of Mollye Hill Roberts, who was one and the same person as the said Mollye M. Roberts, entered in Will Book 142 at page 506 in the County Court Clerk's Office for said County, Probate Division, the interest of the said Mollye M. Roberts in said property was devised to Augustus B. Hill. The said Augustus B. Hill died on or about February 1, 1989, unmarried and testate. Under paragraph 3 of the Last Will and Testament of Augustus Byron Hill, who was one and the same person as the said Augustus B. Hill, entered in Will Book 167 at page 782 in said Clerk's Office, the Testator directed that said property be sold by the Executor named therein who was unable to serve. By order of the Probate Court for said County entered in Minute Book 334 at page 12 in said Clerk's Office, Stephen A. Rentz was named Administrator C.T.A. of the estate of Augustus Byron Hill, deceased.

(continued on reverse)

This is unimproved ( ) improved (X) property, known as 2618 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of February, 1990

Stephen A. Rentz

Stephen A. Rentz

Administrator C.T.A. of the Estate of Augustus Byron Hill, Deceased

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Stephen A. Rentz

the 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 15th day of February 1990.

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

3688 02/16 0101 03CHECK 274.30

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Stephen A. Rentz
Administrator C.T.A.

TO
Robert F. Kincaid and wife,
Juliet A. Kincaid

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FEB 16 2 03 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

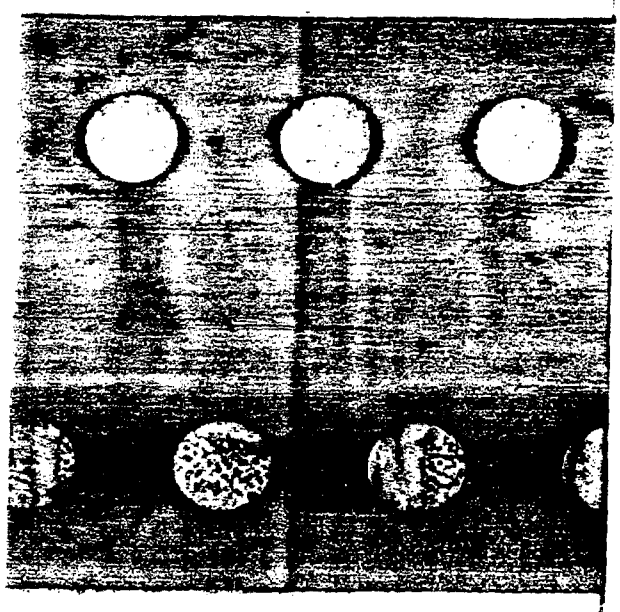
04518

The execution of this deed is made by Stephen A. Rentz in his capacity as Administrator C.T.A. and he makes no warranties as an individual.

This conveyance is made subject to (a) property taxes for 1990 which have been prorated, Grantees to pay and (b) the easement recorded in Book 1682 at page 247 in said Register's Office.

F





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

CAMT 81000.00
CON TX 267.30
PRFEE 1.00
WDEED 6.00
TOTAL 274.30
CHECK 274.30
02/16/90 01 14:02 0001 3688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04518

IDENTIF. REFERENCE

FEB 16 2 03 PM '90

FELIX Z. ...
DAVIDSON COUNTY TN.

No. 293679