File box 2

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201 file #2

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2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

ADDRESS NEW OWNER AS FOLLOWS:

Robert L. Kinkead, Jr.
4937 Kilimanjaro Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

Dominion Bankshares Mortgage Corp.
11350 Random Hills Road
Fairfax, VA 22038
Map & Parcel 65-13-125

WARRANTY DEED

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEVIN H. DOWNS and wife, MYRTIANNE DOWNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT L. KINKEAD, JR. and wife, LAURA L. KINKEAD

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:

BEING Lot No. 7 on the Plan of Knollview as of record in Plat Book 6900, page 71, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nevin H. Downs by deed of record in Book 8022, page 189, said Register's Office.

THIS conveyance is made subject to any and all restrictions and easements of record in said Register's Office, especially to those restrictions of record in Book 6931, page 283, said Register's Office.

Myrtianne Downs, wife of the above named Nevin H. Downs, joins in this conveyance for the express purpose of conveying any interest she might have in said property, especially her marital interest.

11900

IDENTIF. REFERENCE

MAR 19 1 44 PM '90

DAVIDSON COUNTY TN.

3740 03/19 0101 03CHECK 267.37

THIS IS ___IMPROVED PROPERTY, KNOWN AS: _____

4937 Kilimanjaro Drive, Old Hickory, TN 37138

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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS our HAND s THIS 28th DAY OF February 19 90

Nevin H. Downs
NEVIN H. DOWNS

Myritanne Downs
MYRITIANNE DOWNS

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Nevin H. Downs and wife, Myritanne Downs

THE BARGAINOR s , WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO 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 Nashville TENNESSEE, THIS 28th DAY OF February , 19 90 .

COMMISSION EXPIRES:
2-1-94

Patsi B. Shegog
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF DAVIDSON

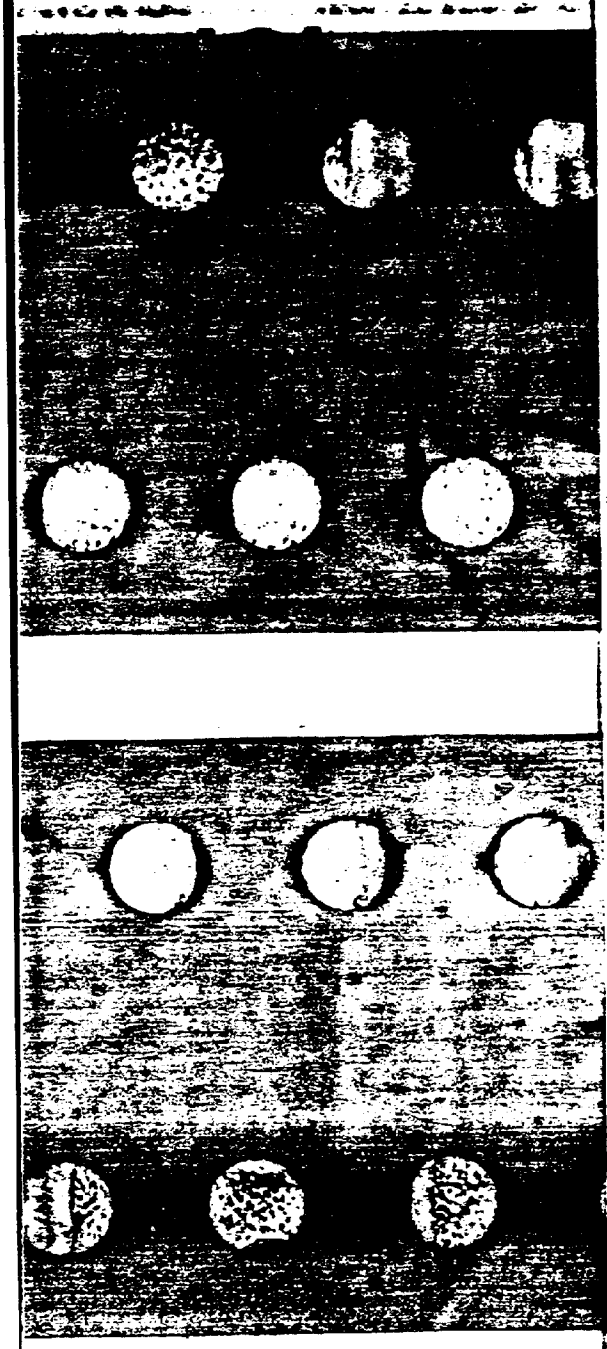
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February , 19 90 .

COMMISSION EXPIRES:
2-1-94

Patsi B. Shegog
NOTARY PUBLIC



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	78900.00
CON TX	260.37
PRFEE	1.00
WDEED	6.00
TOTAL	267.37
CHECK	267.37

03/19/90 01 13:40 0001 3740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 11 90 0.

IDENTIFICATION REFERENCE

Mar 19 1 44 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 302189