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This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

7625 09/11 0101 03CHECK 178.60

ADDRESS NEW OWNER:
John L. Lloyd, et ux
2713 Overhill Drive
Nashville, TN 37214

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
74-8-123
FB 4D-34350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda F. Kincaid, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John L. Lloyd and wife, Fayrene L. Lloyd,** 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 Lot No. 704 of the Plan of Hermitage Hills, Section VII, of record in Book 3300, page 63, Register's Office for said County.
>
> Beginning at a point in the southeast corner of said lot, being the common point of Lots 704, 705 and 721; thence northeast 100.3 feet to a point; thence westerly 130.0 feet along the southerly margin of Bonnavue Drive to a point; thence along a curve and 38.55 feet to a point thence southerly 87.93 feet to a point; thence easterly 105.05 feet to the point of beginning.
>
> Being the same property conveyed to Linda F. Kincaid, a widow, by virtue of a deed from William B. Cannon, Jr., P.C., Substitute Trustee, as of record in Book **8186**, page **175**, Register's Office for Davidson County, Tennessee.

This is improved property known as 337 Bonnavue Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Book 330, page 63, Register's Office for said County.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 4th day of September, 1990.

56254

IDENTIFICATION REFERENCE

SEP 11 8 30 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

Linda F. Kincaid
LINDA F. KINCAID

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda F. Kincaid**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of September, 1990.

Dean Coleman
NOTARY PUBLIC

My Commission Expires: 10-6-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Payrene L. Lloyd
AFFIANT

Subscribed and sworn to before me
this 4th day of September, 1990.

Dean Coleman
NOTARY PUBLIC

My Commission Expires: 10-6-91

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 52000.00
				CON TX 171.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 178.60
				CHECK 178.60

09/11/90 01 08:39 0001 7625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56254

IDENTIFICATION REFERENCE

SEP 11 8 30 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 354291