Box 2

BOOK 9020 PAGE 720

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number
: Robert F. Kincaid		Map 104-9
: 2617 Barton Avenue	SAME	
: Nashville, TN 37212		Parcel 6
:		
:		

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY FIVE THOUSAND AND 00/100THS DOLLARS ($85,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THIRD NATIONAL BANK, EXECUTOR OF THE ESTATE OF KATHLEEN BROWN, and MARTHA B. UFFLEMAN, MEC BERRY, HELEN MILLER, MARTHA HELEN WOLFE, JIM H. WOLFE, E. B. KENNEDY, LACY SHELTON, ANDREW H. PROCTOR, WESTMINSTER PRESBYTERIAN CHURCH, WATT WEAKLEY HOLLOWAY, JR., MARGARET LARKINS, and FRANCES ROSS, Beneficiaries, (Grantors), has this day bargained and sold and hereby transfers and conveys to ROBERT F. KINCAID AND WIFE, JULIE KINCAID, (Grantee), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 220 on the Map of the Richland Realty Company's Second Subdivision "B", as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Kathleen Brown by deed from Home Owners' Loan Corporation, of record in Book 1084, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
(1) Taxes for the year 1993 and subsequent years;
(2) All matters appearing on the plan of record in Book 332, page 92, Register's Office for Davidson County, Tennessee;
(3) Any and all claims or interests that may exist because of the following enroachments:
   a. the dwelling on the adjacent property encroaches about 2.5 feet upon the property herein conveyed;
   b. the garage on the property herein conveyed encroaches about 1.3 feet on the adjacent property.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

This is improved property known as 3804 Central Avenue, Nashville, TN 37205.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth therein), but not further or otherwise.

Without limiting the foregoing, Grantor by its execution hereof and Grantee by its acceptance hereof acknowledge and agree that the consideration paid for this conveyance is net of all and all taxes, assessments, liens, charges and other expenses relating to this property other

than property taxes for 1992 and prior years, which have been or will be paid by Grantor; accordingly, such items have not been prorated and this conveyance is subject to all such items in their entirety.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 19th day of July, 1993.

ATTEST:

By: Robert N. Power

Robert N. Power, Group Vice President and Trust Real Estate Officer

THIRD NATIONAL BANK, EXECUTOR OF THE ESTATE OF KATHLEEN BROWN

By: Nancy Craig

Its Asst. V. Pres. & Trust R.E. Officer

BENEFICIARIES:

Martha B. Uffleman
By - Nancy Craig, A.V.P.
Martha B. Uffleman, by her attorney in fact, Third National Bank

Mec Berry
By - Nancy Craig, A.V.P.
Mec Berry, by her attorney in fact, Third National Bank

Helen Miller
By - Nancy Craig, A.V.P.
Helen Miller, by her attorney in fact, Third National Bank

Martha Helen Wolfe
By - Nancy Craig, A.V.P.
Martha Helen Wolfe, by her attorney in fact, Third National Bank

Jim H. Wolfe
By - Nancy Craig, A.V.P.
Jim H. Wolfe, by his attorney in fact, Third National Bank

E. B. Kennedy
By - Nancy Craig, A.V.P.
E. B. Kennedy, by his attorney in fact, Third National Bank

Lacy Shelton
By - Nancy Craig, A.V.P.
Lacy Shelton, by her attorney in fact, Third National Bank

Andrew H. Proctor
By - Nancy Craig, A.V.P.
Andrew H. Proctor, by his attorney in fact, Third National Bank

Westminster Presbyterian Church
By - Nancy Craig, A.V.P.
Westminster Presbyterian Church, by its attorney in fact, Third National Bank

Watt Weakley
By - Nancy Craig, A.V.P.
Watt Weakley Holloway, Jr., by his attorney in fact, Third National Bank

Margaret Larkins
By - Nancy Craig, A.V.P.
Margaret Larkins, by her attorney in fact, Third National Bank

Frances Ross
By - Nancy Craig, A.V.P.
Frances Ross, by her attorney in fact, Third National Bank

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Nancy Craig, Assistant Vice President, the duly authorized officer of Third National Bnak, the Executor of the Estate of Kathleen Brown, and attested by Robert N. Power, Group Vice President and Trust Real Estate Office, with whom I am personally acquainted, and who acknowledged that she is the Assistant Vice President of Third National Bank, the within named Executor, and that she as such Assistant Vice President and duly authorized officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Nancy Craig as such Assistant Vice President and duly authorized officer and attested by Robert N. Power, Group Vice President and Trust Real Estate Officer. Witness my hand, at office, this 19th day of July, 1993.

My Commission expires: 5-28-95

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **NANCY CRAIG, Assistant Vice President, the duly authorized officer of Third National Bank, the Executor of the Estate of Kathleen Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for **Martha B. Uffleman, Mec Berry, Helen Miller, Martha Helen Wolfe, Jim H. Wolfe, E. B. Kennedy, Lacy Shelton, Andrew H. Proctor, Westminster Presbyterian Church, Watt Weakley Holloway, Jr., Margaret Larkins, Frances Ross, Beneficiaries,** the within named bargainors, and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the above listed Beneficiaries of the Estate of Kathleen Brown, the bargainors, by the said **NANCY CRAIG, Assistant Vice President, the duly authorized office of Third National Bank, the Executor of the Estate of Kathleen Brown,** as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of July, 1993.

Notary Public

My Commission expires: 5-28-95

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this 19th day of JULY, 1993.

Notary Public

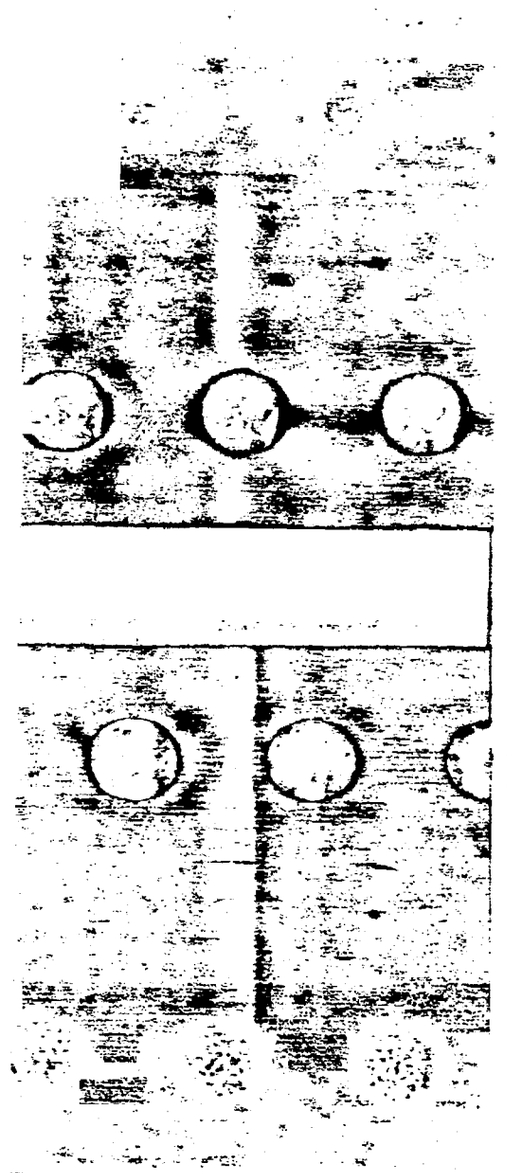
My commission expires: 9/25/93

6351 07/21 0101 03CHECK 327.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9020 PAGE 723

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	85000.00
				CON TX	314.50
				PRFEE	1.00
				WDEED	12.00
				TOTAL	327.50
				CHECK	327.50
			07/21/93	01	14:12 0001 6351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43260
IDENTIFICATION REFERENCE

93 JUL 21 PM 2:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 676731