Box 2

BOOK 9483 PG 334

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert Kincaid	325 Greenway Avenue	SAME	104-5-340
	Nashville, TN		26W-02910
	37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand ($100,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **LILLIAN B. SANDERS,** widow, (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **ROBERT KINCAID AND WIFE, JULIET KINCAID,** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 298 on the Plan of the Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.
>
> Said Lot No. 298 fronts 50 feet on the westerly side of Greenway Street and extends back 205 feet on the northerly line, with the southerly margin of Murphy Road, and 200 feet on the southerly line to an alley, measuring 94.9 feet thereon.
>
> Being the same property conveyed to J. H. Sanders and wife, Lillian B. Sanders by deed from W. T. Morrow, unmarried, of record in Book 2498, page 26, Register's Office of Davidson County, Tennessee; the said J. H. Sanders having predeceased Lillian B. Sanders and said property passing to her as surviving tenant by the entirety.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by taxes for the year 1994 which will be prorated and paid by Grantees when due; applicable building and zoning regulations; all existing highway, roadway and utility easements; such state of facts as an accurate survey would disclose; and matters shown on plan of record in Book 332, page 174, Register's Office of Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs

and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said property to be given on or before October 30, 1994.

WITNESS my hand this the 30th day of September, 1994.

Lillian B. Sanders
LILLIAN B. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **LILLIAN B. SANDERS, widow,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of September 94, 1994.

NOTARY PUBLIC

My commission expires:
My Commission Expires JULY 26, 1997

4633 10/04 0101 03CHECK 379.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $100,000.00

Juliet Kincaid

Sworn to and subscribed before me this the 30th day of September, 1994.

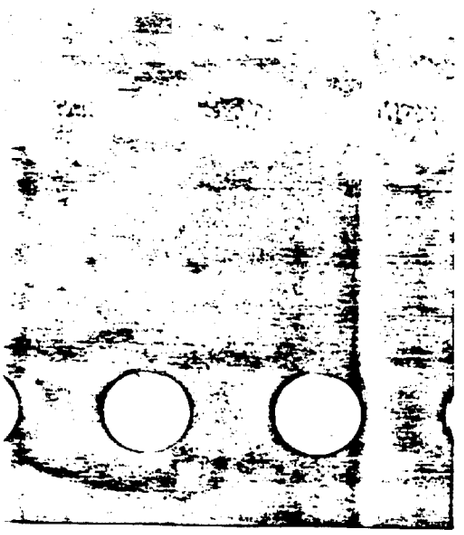
NOTARY PUBLIC

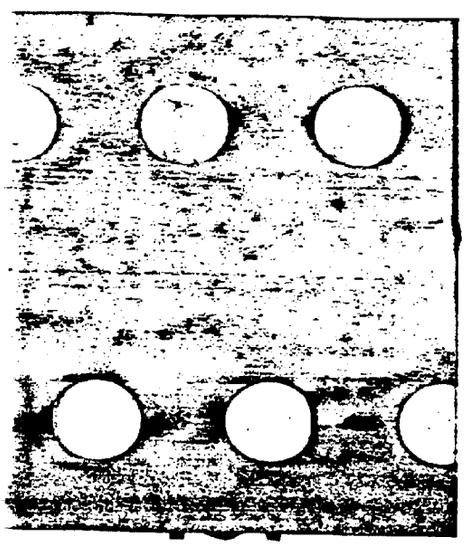
My commission expires:
11/20/96

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

96654
IDENTIF. & REFERENCE

94 OCT -4 AM 9:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

10/04/94 0: 09:19 9001 4633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96654
IDENTIF. ↑ REFERENCE

94 OCT -4 AM 9:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 840874