BOOK 9662 PG 244

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Juliet A. Kincaid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 95

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires May 28, 1995

Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Kincaid (NAME)	First American National Bank (NAME)	104-10-135
405 Fairfax Avenue (ADDRESS)	First American Center (ADDRESS)	26W-07290
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, David P. Turner and wife, Nancy O. Turner

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to David P. Turner and wife, Nancy O. Turner, by deed from Robert C. Evans and Adelaide R. Evans, of record in Book 5093, Page 117, Register's Office for Davidson County, TN.

This conveyance is made subject to property taxes for 1995, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

95 MAY -3 AM 9:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 57173

unimproved ( )
This is improved (X) property, known as 405 Fairfax Avenue, Nashville, TN 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 our hand s this 28th day of April 19 95

David P. Turner

Nancy O. Turner

BOOK 9662 PG 245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Turner and wife, Nancy O. Turner

the bargainor s with whom I am personally acquainted or 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 Brentwood, Tennessee, this 28th day of April, 19 94.

Commission expires 5-28-95

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

David P. Turner and wife, Nancy O. Turner

TO

Robert F. Kincaid and wife, Juliet A. Kincaid

RETURN TO:

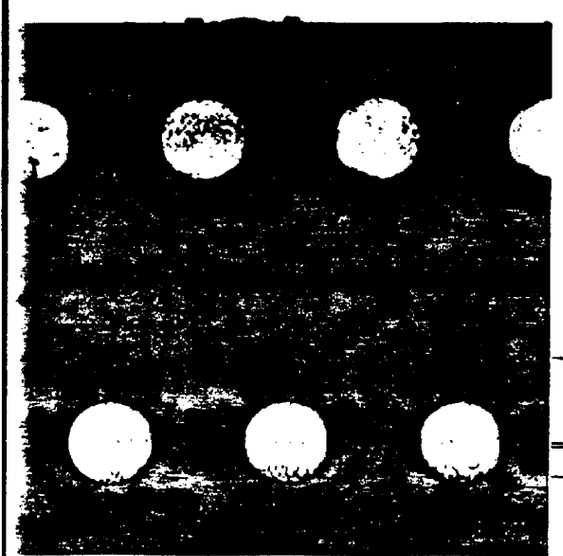
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

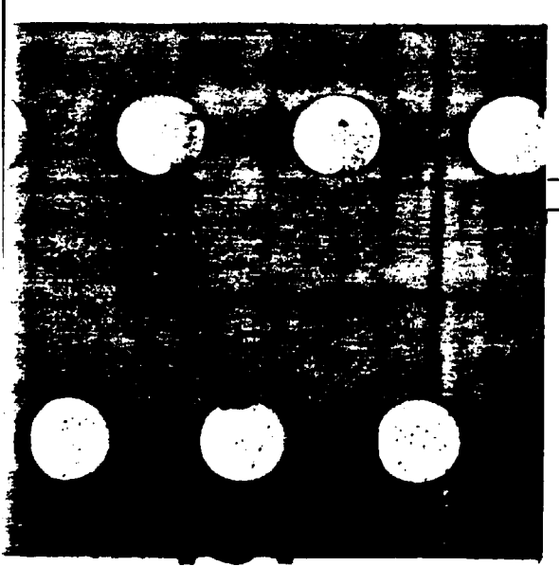
Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of R.W. Grizzard's Subdivision of a part of the Bosley Tract, and located on Fairfax Avenue in the City of Nashvill, Davidson County, Tennessee. The Plan of said subdivision is not of record, but according to a survey made thereof by Clyde Anderson, Surveyor, dated Nobember 6, 1975, said Lot No. 115 is described as follows.

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of Lot No. 114 in said Subdivision, and running thence southerly with the line between Lots Nos. 114 and 115 South 14 degrees 25' 26" West 200 feet, more or less to ghe common corner of Lots No. 114 and 115, 117 and 119 in said subdivision; thence easterly with the line between Lots Nos. 115 and 119, North 88 degrees 18' East 90.0 feet to an iron pin the westerly margin of 33rd Avenue South; thence North 6 degrees 00' 03" East with the westerly margin of 33rd Avenue South 185.25 feet to an iron pin in the southerly margin of Fairfax Avenue, and thence westerly with the southerly margin of Farifax Avenue, North 83 degrees 33' 38" west 60 feet to the point of beginning, containing .3259 acres, more or less.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENI UNSATISFACTORY WHEN RECEIVED

330 25/03 0101 03CHECK 512.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9662 PG 247

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 12.00
TOTAL 512.50
CHECK 512.50

05/03/95 01 09:12 0001 7020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57173
IDENTIF. ↑ REFERENCE

95 MAY -3 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906438