BOOK 9750 PG 162

Ex X 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I SWEAR THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

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

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
Daniel F. Neuzil (NAME)	Third National Bank in Nashville (NAME)	104-10-135
405 Fairfax Avenue (ADDRESS)	201 Fourth Avenue North (ADDRESS)	26W-07290
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Robert F. Kincaid and wife, Juliet A. Kincaid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel F. Neuzil and wife, Kathy M. Neuzil

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, TN, 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 Nashville, Davidson County, Tennessee. The Plan of said subdivision is not of record according to a survey made thereof by Clyde Anderson, Surveyor, dated November 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 the common corner of Lot Nos. 114 and 115, 117 and 119 in said subdivision; thence easterly with the line between Lot Nos. 115 and 119, North 88 degrees 18' East 90.0 feet to an iron pin 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 Fairfax Avenue, North 83 degrees 33' 38" west 60 feet to the point of beginning, containing .3259 acres, more or less.

Being the same property conveyed to Robert F. Kincaid and wife, Juliet A. Kincaid, by deed from David P. Turner and wife, Nancy O. Turner, of record in Book 9662, page 244, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees.

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 31st day of July 19 95

Robert F. Kincaid

Juliet A. Kincaid by Robert F. Kincaid

STATE OF TENNESSEE

BOOK 9750 PG 163

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert F. Kincaid and wife, Juliet A. Kincaid

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 31st day of July 19 95.

Commission expires _____

_____
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 Robert F. Kincaid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon he/she oath acknowledged himself/herself to be the Attorney in Fact for Juliet A. Kincaid, the within named bargainor, 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 name of Juliet A. Kincaid, the bargainor by the said Robert F. Kincaid, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, this the 31st day of July, 1995.

Jacque L. Freeze
Notary Public

JACQUELYN FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

My Commission expires: 3/27/99

WARRANTY DEED

FROM

Robert F. Kincaid and wife,
Juliet A. Kincaid

TO

Daniel F. Neuzil and wife,
Kathy M. Neuzil

RETURN TO:

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

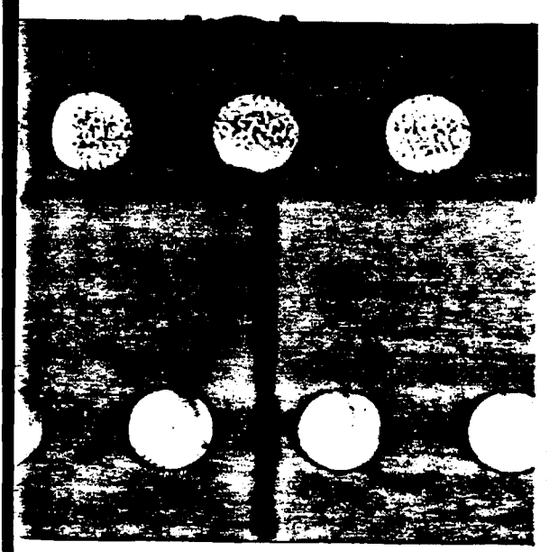
IDENTIF. ↑ REFERENCE

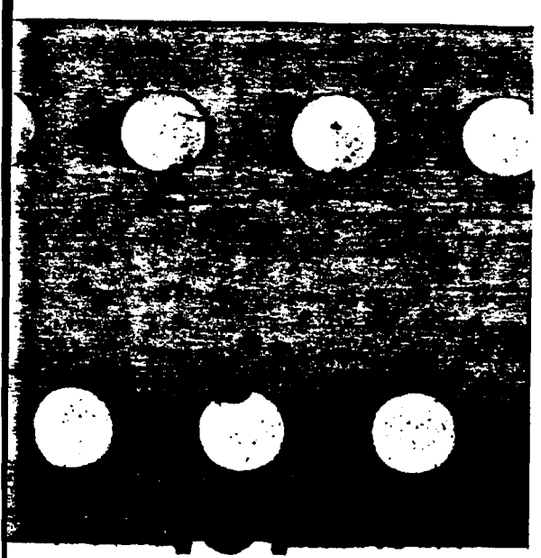
95 AUG -2 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00854118

9045 08/02 0101 03CHECK 1026-50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9750 PG 164

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	
				275000.00
			CON TX	1017.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1026.50
			CHECK	1026.50
08/02/95	01		16:06 0001	8045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085418 IDENTIF. ↑ REFERENCE

95 AUG -2 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 93707