This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9982 PG 237

ADDRESS NEW OWNER:
JOSEPH C. KINCAID and RUTH I. KINCAID
919 Allen Road
Nashville, TN 37214

SEND TAX BILL:
To New Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 98
PARCEL 90

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, MARJORIE B. GANNON, a widow, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JOSEPH C. KINCAID and wife, RUTH I. 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:

Land in the 4th Civil District, being Tract No. 2 on the unrecorded Plat of said property made by Hickerson and Pleasant, Engineers, dated December 19, 1966, as follows:

Said Tract No. 2 fronts 150.0 feet on the easterly margin of Earhart Rd. and runs back between parallel lines 900 feet, and contains 3.1 acres, more or less.

Being the same property conveyed to Willie H. Gannon and wife, Marjorie B. Gannon by deed from John W. Newell and wife, Judy A. Newell of record in Book 5870, Page 113, said Register's Office. The said Willie H. Gannon has since died.

This is unimproved property known as 3.10 acres, Earhart Road, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1996 County taxes, which have been assumed by the Grantees; and

2. Deed restrictions contained in a Deed from Frank M. Newman to Wayne To. Woodard and wife, Mary L. Woodard of record in Book 4115, Page 835, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JOSEPH C. KINCAID and wife, RUTH I. KINCAID, their heirs and assigns, forever; and I, MARJORIE B. GANNON, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of March, 1996.

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Marjorie B. Gannon
MARJORIE B. GANNON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, MARJORIE B. GANNON, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 12th day of March, 1996.

Catherine A. Hensley
NOTARY PUBLIC

CATHERINE A. HENSLEY NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $43,000.00.

Ruth L Kincaid
AFFIANT

Subscribed and sworn to before me on this 12th day of March, 1996.

Catherine A. Hensley
NOTARY PUBLIC

CATHERINE A. HENSLEY NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: January 25, 1997

01611163
IDENTIF. & REFERENCE

96 MAR 18 PM 2:52
FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7557 03/18 0101 03CHECK 168.10



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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/96 01 14:54 0001 7557

0161163
IDENTIF. ↑ REFERENCE

96 MAR 18 PM 2:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017613