BOOK 10252 PG 824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00
Subscribed and sworn to before me, this the 20 day of June 19 95

My commission expires: My Commission Expires November 22, 1997

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 5G19086
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
John W. Kincaid	Owner
4303 Lavergne Couchville Pike	
STREET ADDRESS	STREET ADDRESS
ANTIOCH, TN 37013	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 162-13 97	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Houston Ezell Corporation, formerly Land Investment and Development Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO John W. Kincaid and wife, Anita D. Kincaid

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 30 on the Plan of Section 1, Monte Carlo Estates, of record in Plat Book 4675 at page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Land Investment and Development Corporation by Deed of record in Book 6852 page 209, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

96 NOV -7 AM 8:58
FELIX Z. ELLIS, JR. REGISTER
DAVIDSON COUNTY, TN.

0244427
IDENTIF. ↑ REFERENCE

THIS IS IMPROVED PROPERTY KNOWN AS 252 Cedarview Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 20 day of June ,1995

Houston Ezell Corporation

by Houston T. Ezell, Pres.
Houston Ezell, President

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this 20 day of June , 1995 , before me personally appeared Houston Ezell Corporation to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 20 day of June 20, , 1995 , before me personally appeared Houston T. Ezell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 5/24/97

Mrs Douglas L. Sanders
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Houston Ezell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on June 20, 1995.

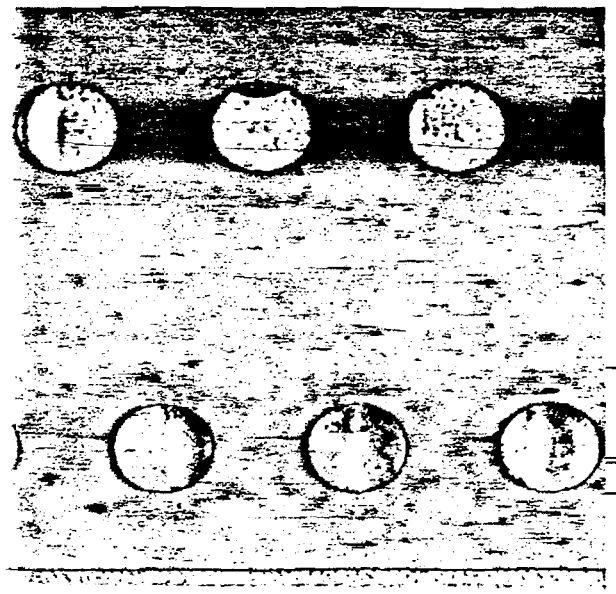
Notary Public

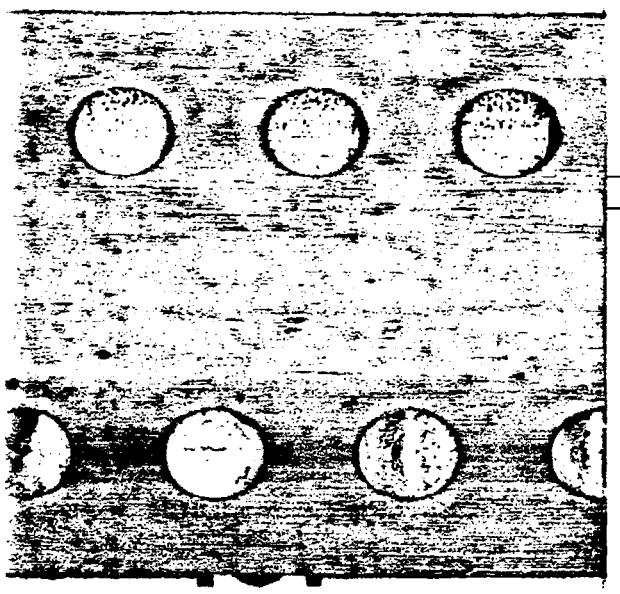
My commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9994 11/07 0101 03CHECK 64.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10252 PG 826

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
				LAMT 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 64.50
				CHECK 64.50

11/07/96 01 08:59 0001 8994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244427
IDENTIF. # REFERENCE

96 NOV -7 AM 8:[illegible]3

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1085913