3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 402,000.00

Cindy Fredericksen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 98

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(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
Horace Hill Granbery (NAME)	Southeastern Mortgage of (NAME)	MAP 129-04
120 Hardingwoods Place (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 25.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, Juliet A. Kincaid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horace Hill Granbery and wife, Cornelia M. Granbery

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. 24 on the Plan of Harding Woods, of record in Plat Book 2900, page 115, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 24 fronts 194.9 feet on the northeasterly side of Harding Woods Place and extends back 260.6 feet on the northwesterly line and 281.5 feet on the southeasterly line to a dead line in the rear on which it measures 200 feet thereon.

Being the same property conveyed to Robert F. Kincaid and wife, Juliet A. Kincaid, by deed from Mary Jane Smith, John J. Staed and First American National Bank, Trustee for Stephen M. Staed, of record in Book 10574, Page 43, Register's Office for Davidson County, TN. And further conveyed to Juliet A. Kincaid by Quitclaim Deed from Robert F. Kincaid of record in Book 11020 Page 413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 115; restrictions of record in Book 3130, page 627; Book 6749, Page 641; Agreement of record in Book 2998, Page 498; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 120 Hardingwoods Place, Nashville, TN 37205
(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 my hand this 30th / 1st day of June July 19 98

Juliet A. Kincaid
Juliet A. Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th 1st day of June, 1998.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

Notary Public

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

Juliet A. Kincaid

TO

Horace Hill Granbery and wife, Cornelia M. Granbery

RETURN TO:

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

0462427

IDENTIF. ↑ REFERENCE

98 JUL 14 PM 3:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3528 07/14 0101 03CHECK

1498-40

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

RECEIVED OF _____

FOR _____

BOOK 11020 PAGE 417

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
				402000.00
				CON TX 1487.40
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1498.40
				CHECK 1498.40
			07/14/98 01	15:51 0001 3528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462427
IDENTIF. & REFERENCE

98 JUL 14 PM 3:19

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1319230