This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

BOOK 11523 PG 537

Address New Owner(s) as follows: **VIVIAN P. FLATT, 125 Cottage Place, Nashville TN 37214**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map and Parcel No. **95-2A-125**, Field Book No. **3DZ-85987.**

For and in consideration of the sum of **NINETY THOUSAND ($90,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **FREEDA K. POTTS, DONALD B. KINCAID, WILLIAM B. KINCAID, JR. and RONALD SCOTT KINCAID**, heirs-at-law of **MABEL C. KINCAID, deceased**, and **FREEDA K. POTTS, Administratrix of the Intestate Estate of MABEL C. KINCAID, deceased,** hereinafter referred to as Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **VIVIAN P. FLATT**, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as **125 Cottage Place, Nashville, Davidson County TN 37214.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **VIVIAN P. FLATT,** her heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that the same is unencumbered, except as shown herein. Grantors do further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her 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 our hands this 04th day of June 1999.

Freeda K. Potts
FREEDA K. POTTS

Donald B. Kincaid
DONALD B. KINCAID

William B Kincaid Jr.
WILLIAM B. KINCAID, JR.

Ronald Scott Kincaid
RONALD SCOTT KINCAID

Freeda K. Potts, Admx
FREEDA K. POTTS, Adminstratrix of the Intestate Estate of MABEL C. KINCAID, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FREEDA K. POTTS, DONALD B. KINCAID, WILLIAM B. KINCAID, JR. and RONALD SCOTT KINCAID**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 04th day of June 1999.

L R. B
Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FREEDA K. POTTS, Administratrix of the Intestate Estate of MABEL C. KINCAID, deceased**, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Administratrix of the Intestate Estate of **MABEL C. KINCAID**, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 04th day of June 1999.

L R. B
Notary Public

My commission expires 28 May 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**90,000.00**.

Vivian P. Flatt
Affiant

Subscribed and sworn to before me this 04th day of June 1999.

L R. B
Notary Public

My commission expires 28 May 2000

RI Ex XLtm-01 WD

EXHIBIT A

Real property located at and known as **125 Cottage Place, Nashville, Davidson County, Tennessee 37214**
Map No. 95-2A, Parcel No. 125.
Field Book No. 3DZ-85987.

Land in Davidson County, Tennessee, being Unit No. 57 on the Plan of Cottage Place Condominums, of record in Book 6520, pages 816-823, of the Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to **Mabel C. Kincaid** by deed from Bette Cantrell Jones, unmarried, of record in Book **6829**, page **389**, Register's Office for **Davidson** County, Tennessee.

Mabel C. Kincaid died intestate on 30 May 1999, and Grantors herein, **FREEDA K. POTTS, DONALD B. KINCAID, WILLIAM B. KINCAID, JR. and RONALD SCOTT KINCAID**, are the heirs-at-law of **MABEL C. KINCAID, deceased**. See Affidavit of Heirshop recorded herewith pursuant to ***Tennessee Code Annotated, Section 30-2-712***.

Freeda K. Potts is the duly appointed and acting Administratrix of the Estate of MABEL C. KINCAID, deceased, with Letters of Administration issued 04 June 1999, in the Chancery Court, Maury County, Tennessee, Rule No. P-121-99.

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

0598640
INSTRUMENT # REFERENCE
99 JUN 10 PM 4:11
DAVIDSON COUNTY REGISTER
RECEIVED FOR RECORD
348.00 06/10/99 0101 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11523 PG. 540

0598640

IDENTIFICATION REFERENCE

99 JUN 10 PM 4:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

06/10/99 01 16:15 0001 8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472861