WARRANTY DEED

Instr:200001270009080 Page: 1 OF 3
REC'D FOR REC 01/27/2000 3:28:04PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $429.20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

James K. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January 20 00

Notary Public

MY COMMISSION EXPIRES: 7/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Bailey	CTX Mortgage Company	MAP 95-5
(NAME)	(NAME)	
1937 Omohundro Drive	P.O. Box 199077	PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas, TX 75219-9077	
(CITY) (STATE) (ZIP)	(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, Freeda Kincaid Potts, Donald B. Kincaid, Ronald S. Kincaid and William B. Kincaid, Jr., being all of the heirs at law of Winnie M. Kincaid and Mabel C. Kincaid HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Bailey

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 1937 Omohundro Drive, Nashville, TN 37210
(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 20th day of January 20 00

William B. Kincaid, Jr.

Donald B. Kincaid

Freeda Kincaid Potts

Ronald S. 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 Ronald S. Kincaid

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 _____, Tennessee, this 20th day of January 2000.

Commission expires 1/30/2001

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald B. Kincaid, Freeda Kincaid Potts and William B. Kincaid, Jr., the bargainors 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 this 26 day of January, 2000.

Notary Public

My Commission Expires: 7/26/2003

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Foxwood, as of record in Plat Book 2900, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Winnie M. Kincaid by deed from Tom F. Jones and wife, Ruth J. Jones of record in Book 3102, page 228, said Register's Office. The said Winnie M. Kincaid died intestate on November 27, 1998 and her estate is being administered under Probate No. P-037-99, Chancery Court for Maury County, Tennessee. The Petition for Administration names her heirs at law as Mabel C. Kincaid, William B. Kincaid, Jr., Freeda Kincaid Potts, Donald B. Kincaid and Ronald S. Kincaid. The said Mabel C. Kincaid, also known as Mabel Clement Kincaid, subsequently died intestate on May 30, 1999 and her estate is being administered under Probate No. P-121-99, Chancery Court for Maury County, Tennessee. The Petition for Administration names her heirs at law as Freeda K. Potts, a/k/a Freeda Kincaid Potts, Donald B. Kincaid, Ronald S. Kincaid and William B. Kincaid, Jr..

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is not now, nor has it ever been, the principal residence of the Grantors herein.