Book 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February 19 00

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200002180016523 Page: 1 OF 2
REC'D FOR REC 02/18/2000 11:51:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

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
NEWTON P. ALLEN, JR. (NAME)	BURKLEY M. ALLEN (NAME)	MAP 104-10
3523 BYRON AVENUE (ADDRESS)	3521 BYRON AVENUE (ADDRESS)	PARCEL 040.00
NASHVILLE, TENNESSEE 37205 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37205 (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, ROBERT KINCAID, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEWTON P. ALLEN, JR. AND WIFE, BURKLEY M. ALLEN

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, Tennessee, BEING Lot No. 3 and the westerly part of Lot No. 4 on the Map of Elmington Place, of record in Book 549, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 51.5 feet on the south side of Byron Avenue and run back between lines 136 feet 6 inches on the west line of Lot No. 3 and 144 feet 4 inches, more or less, on the east line of part of Lot No. 4, to a dead line in the rear on which they measure 52 feet 4 inches, more or less.

Being the same property conveyed to Robert Kincaid, Unmarried by deed from Sylvia Barish, Unmarried of record in Instrument No. 200001050001292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees;

No amount of insurance is afforded as to the exact amount of acreage contained in the herein described property.

Letter from Department of Codes dated June 11, 1975, of record in Book 4926, Page 901, Register's Office for Davidson County, Tennessee.

Letter from Department of Codes Administration dated July 29, 1980 of record in Book 5633, Page 355, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3523 BYRON AVENUE, NASHVILLE, TENNESSEE 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 15th day of February, 19 00

Robert Kincaid

ROBERT 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 ROBERT KINCAID, UNMARRIED

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 15th day of February 2000

Commission expires 5-28-2000

Notary Public

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Notice of Lien by Metropolitan Government of Nashville and Davidson County, Tennessee, dated July 21, 1981 of record in Book 5778, page 263, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

ROBERT KINCAID

TO

NEWTON P. ALLEN, JR. AND WIFE, BURKLEY M. ALLEN

RETURN TO:

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