Box 488

483352.2 - 435 37th Avenue
Davidson County, Tennessee
Recording requested by and when
recorded return to:
Cynthia C. Spall, Esq.
Gunster, Yoakley, Valdes-Fauli & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, Florida 33401
(561)650-0563

Instr:200005030044458 Page: 1 OF 5
REC'D FOR REC 05/03/2000 10:43:29AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $175.75

Map 92-09 Parcel 193

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of April, 2000, by and between William B. Kincaid, Jr. and Dawn W. Kincaid, his wife hereinafter referred to as Grantor, and SBA Properties, Inc., a Florida corporation, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate including any and all easements appurtenant thereto, situated and being in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, or successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, except for (a) the 2000 real property taxes which are to be prorated between the parties hereto and which Grantee assumes and agrees to pay, (b) subject to Memorandum of cite lease agreement between William Bradley Kincaid and Dawn Kincaid and Chase Telecommunications, Inc. of record as Instrument No. 200001240007872, Register's Office for Davidson County, Tennessee, and (c) all matters shown on ALTA/ACSM Land Title Survey dated March 22, 2000 by Crawford Land Surveyors, P.C., including the following encroachments: (1) subject property's asphalt parking encroaches 14.5 feet onto Metro Nashville Government Property to the south; (2) subject property's chainlink fence encroaches 4.20 feet onto Metro Nashville Government Property to the south; (3) subject property's electrical equipment pad encroaches 0.40 feet onto Metro Nashville Government Property to the south; and (4) subject property's building encroaches 3.8 feet over the current zoning front setback line from 37th Avenue North; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

GRANTOR:

William B. Kincaid, Jr.

Dawn W. Kincaid, by her attorney in fact, William B. Kincaid, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, William B. Kincaid, Jr., the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of April, 2000.

Notary Public
My Commission Expires: 11-25-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of April, 2000, before me, personally appeared William B. Kincaid, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dawn W. Kincaid and acknowledged that such person executed the same as the free act and deed of Dawn W. Kincaid.

Witness my hand and official seal at office this 24 day of April, 2000.

Notary Public
My Commission Expires: 11-25-00

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 47,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SBA Properties, Inc.

By: _____

Its: Director of Acquisitions

Subscribed and sworn to before me this 28 day of April, 2000.

_____

Notary Public

THOMAS P. HUNT
MY COMMISSION # CC 592830
EXPIRES: October 23, 2000
Bonded Thru Notary Public Underwriters

Notary Public

Property address _____
Mail tax bills to: (Person or Agency responsible for payment of taxes)

SBA Properties, Inc.
One Town Center Road
Third Floor - Legal Dept.
Boca Raton, FL 33486

This instrument prepared by
and return to after recording:

Cynthia C. Spall, Esq.
Gunster, Yoakley, Valdes-Fauli & Stewart, P.A.
777 S. Flagler Drive, Suite 500E
West Palm Beach, Florida 33401

State tax _____ $_____

Register's fee _____

Recording fee _____

Total _____

T.G. #

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 41, Subdivision of W.R. Wilson Tract, of record in Book 332, page 161, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being also that portion of a 15-foot alley closed by Council Bill No. 081-469, Metropolitan Government of Nashville, Davidson County, Tennessee, on 2/3/81 and being a tract of land 7.5 feet by 50 feet to the west of the real line of said Lot 41.

Being the same property conveyed to William Bradley Kincaid, Jr. and wife, Dawn Kincaid, by deed of record in Book 10498, page 835, said Register's Office. The said William Bradley Kincaid, Jr., being one and the same person as William B. Kincaid, Jr.