Bk 4848

499548.1- 437 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

Map 092-09-0
Parcel 194.00

Instr:200006290064536 Page: 1 OF 4
REC'D FOR REC 06/29/2000 8:25:59AM
RECORD FEE: $19.00
T. TAX: $0.00 T. TAX: $35.15

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of June, 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 unimproved real estate including any and all easements appurtenant thereto, situated and begin in Davidson County, State of 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 all matters as shown on Plan of record in Plat Book 332, Page 161, Register's Office, Davidson County, Tennessee, (c) subject to Memorandum of Site Lease Agreement between William Bradley Kincaid and Dawn Kincaid, and Chase Telecommunications, Inc., a Delaware corporation, of record as Instrument No. 200001240007872, said Register's Office, and (d) subject to Easement Deed to SBA Properties, Inc. of record as Instrument No. 200005030044459, Register's Office, Davidson County, Tennessee. 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

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 who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 1st day of June, 2000.

Notary Public
My Commission expires 11-25-00

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, Dawn W. Kincaid, the within named Grantor, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 1st day of June, 2000.

Notary Public
My Commission expires 11-25-00

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 9500.00, 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 2nd day of June, 2000.

_____
Notary Public

ROSE CARBONE
MY COMMISSION # CC 562766
EXPIRES: June 18, 2000
Bonded Thru Notary Public Underwriters

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. 40, 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.

Said Lot No. 40 fronts 50 feet on the westerly side of 37th Avenue North and runs back 126.0 feet on the notherly line and 129.7 feet on the southerly line, to an alley, measuring 50 feet more or less thereon.

Being the same property conveyed to William Bradley Kincaid, Jr. and wife, Dawn Kincaid, by deed of record in Book 10760, page 707, said Register's Office. The said William Bradley Kincaid, Jr., being one and the same person as William B. Kincaid, Jr.