Bk 2

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/00 15:25 2pgs
Fees:11.00 Taxes:1949.90
20001204-0119036

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$527,000.00**.

Catherine K Vass
Affiant

Sworn to and subscribed before me this 29th day of November, 2000.

Robin S. Weakley
NOTARY PUBLIC

My Commission Expires: 3/18/2003

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.
My Commission Expires March 18, 2003

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert Kincaid	**SAME**	Map 117-7
2006 Lombardy Avenue		Parcel 19
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane J. Buffaloe, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Robert Kincaid**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 1, 2, and 3 of the Resubdivision Plat of Part of Lot 1 and the Tract Immediately West of Lot 1 Walter Stokes Home Place, said Plat being of record in Instrument No. 20001115-0113383, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description

Being the same property conveyed to John E. Buffaloe, Jr., and Jane J. Buffaloe, by deed from Margaret Thompson Murdock and Ross Hopkins Thompson, of record in Book 4981, page 108, Register's Office for Davidson County, Tennessee, the said John E. Buffaloe, Jr., having since quitclaimed his interest in said property to Jane J. Buffaloe by instrument of record in Book 11756, page 799, said Register's Office.

This is property known as 2006 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, hbis heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 29th day of November, 2000.

Jane J. Buffaloe

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, **Jane J. Buffaloe**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 5-30-2004

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004