box 2

Davidson County DEEDWARR
Recvd: 03/14/01 13:57 3pgs
Fees:15.00 Taxes:869.13

20010314-0024458

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2001

Betty Hodges
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
James W. Hmielewski (NAME)	Capital Bank & Trust Company (NAME)	MAP 145.07
5175 Granny White Pike (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 37.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 F. Kincaid, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Hmielewski, unmarried

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. 2 on the subdivision of Anderson Heights, located in teh 7th Civil District of said County, according to a survey by James L. Murphy, Jr. and Company, of record in Book 4175, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the westerly right of way of Granny White (as widened) also being the northeast corner of the D.S. Carter property as recorded in Book 1088, Page 78, and the southeast corner of the herein described tract; thence running with said D.S.Carter's northerly line North 72 deg. 50' west 386.89 feet to a point, thence north 17 deg. 53' 41" East 154.73 feet to the center line of a center line of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet a distance of 169.52 feet; thence continuing along said center line as follows; South 88 deg. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence south 69 deg. 04' 34" East 19.66 feet to the intersection of said common use drive and western right of way of Granny White Pike (as widened); thence running along said western rightof way of Granny White Pike in a southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the point of beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Robert F. Kincaid and wife, Juliet A. Kincaid by deed from Robert Parker Doss, married of record in Book 10566, Page 447, said Register's Office. The said Juliet Kincaid, unmarried having quitclaimed to Robert Kincaid, unmarried, of record in Book 11341, Page 453, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5175 Granny White Pike, Nashville, TN 37220
(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 12th day of March, 2001

Robert F. Kincaid

Robert F. 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 F. 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 12th day of March, 2001.

Commission expires 3/10/03

Notary Public

BETTY H... NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Com... Expires 3/10/2003

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Robert F. Kincaid

TO

James W. Hmielewski

RETURN TO:

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4175, Page 51; Private drive access of record in Book 4377, Page 921; Water Main easement of record in Book 465, Page 179; Book 460, Page 170' Roadway easement of record in Book 723, Page 610; all of record in the Register's Office for Davidson County, Tennessee.