WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 37,776.54

Bobby Kincade, Sr
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10 day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 05/28/02 14:30 2pgs
Fees:13.00 Taxes:139.77
20020528-0064398

This space for Register of Deeds

This instrument was prepared by: Leroy J. Ellis IV, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Bobby L. Kincade Sr. 3304 Austin Lane Nashville, Tennessee 37207	New Owner	91 - 8 / 94.00

FOR AND IN CONSIDERATION of the payoff of the existing mortgage obligation on the herein described property paid by Bobby L. Kincade, Sr., and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **William Walker, Jr.**, the GRANTOR herein, by these presents do transfer, and convey unto:

Bobby L. Kincade, Sr., the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 72 on the Map of L.H. Davis Subdivision of Lot No 41 in the Clifton Plan, as of record in Book 57 page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the Westerly side of 42nd Ave North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Walker, Jr., by Quitcliam Deed from Bobby L. Kincade, Janice Smith, Barbara Burton, Tonya Cowan, Vanessa Ighodaro, Robert Cowan of record as instrument # 20020510 - 0058012 Register's Office for Davidson County, TN.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs 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.

2002 Property taxes are to be assumed by the GRANTEE.

This is improved property known as: 1023 42nd Ave North, Nashville, TN 37209.

Witness our hands this 10 day of MAY, 2002.

William Walker Jr.
William Walker, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named William Walker, Jr. the bargainer(s), 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 Nashville, Tennessee this 10 day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: William Walker, Jr.

To: Bobby L. Kincade, Sr.

Property:

1023 42nd Ave North
Nashville, TN. 37209

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003