THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 10.12.05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Tennessee

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES MICHAEL KINCADE	SAME	104-14-39
(NAME)	(NAME)	
2514 Sharondale		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(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, Todd Michael Thomas and wife, Lynn Dee Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Michael Kincade, unmarried and Christopher M. Kincade, unmarried, as Joint Tenants with Right of Survivorship

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 map of H. E. Marlin's Subdivision of Lot Nos. 18, 20 and 21, of Bransford Realty Company's Sharondale Subdivision, not of record, and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clanchard & Parrish, Engineers, as follows:

Beginning at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, north 45 deg. 15 min. east, 125 feet to a point; thence north 53 deg. 15 min. east, 95.75 feet to a point, the corner of Lot No. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots. south 47 deg. west 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Todd Michael Thomas and Lynn Dee Paar, by deed of record in Book 7808, page 99 Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/16/02 16:13 2pgs
Fees:13.00 Taxes:995.30
20020916-0112931

unimproved ( )
This is improved (X) property, known as 2514 Sharondale, Nashville, TN 37215
(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 our hand s this 11th day of September, 2002

Todd Michael Thomas

Lynn Dee Thomas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Michael Thomas and wife, Lynn Dee Thomas

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of September, 2002

Commission expires July 29, 2004

NOTARY PUBLIC AT LARGE

Notary Public

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