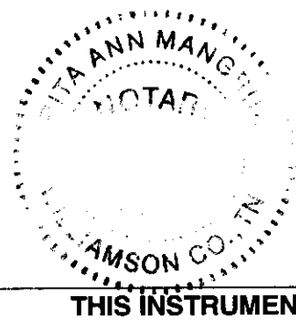
Davidson County DEEDWARR
Recvd: 10/15/03 12:21 2pgs
Fees:13.00 Taxes:814.00

20031015-0152889



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00.**

B. Manning
Affiant

Subscribed and sworn to before me, this the 26th day of September, 2003.

Notary Public

My commission expires: ~~Expires~~ ~~April 6, 2004~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert F. Kincaid	**Premier Bank of Brentwood**	104-10-277.00
308- 310 Chesterfield Avenue	**5217 Maryland Way**	
Nashville, TN 37212	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jane Simpson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert F. Kincaid, an unmarried man

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 1 on the plan of Alan D. Ratner's Re-subdivision of Lot 45 on Bransford Realty Company's West End Heights of record in Plat Book 1835, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot 1, which is a corner lot, fronts 162.7 feet on the southerly margin of Fairfax Avenue and fronts 94.3 feet on the easterly margin of Chesterfield Avenue, said frontages being joined by a curve having a length of 69.3 feet, and extends back 80 feet on the easterly line and 135.5 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jane Simpson, an unmarried woman by deed dated August 16, 1999 from Keith E. Blaydes of record in Book 11625, Page 176, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (_____) property, known as **308- 310 Chesterfield Avenue, Nashville, TN 37212**

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; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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. 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/our hand(s) this 26th day of September, 2003.

Jane Simpson
Jane Simpson

By: [illegible] AS HER ATTORNEY-IN-FACT
as her attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Arthur Hutcherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselvesf to be the Attorney-in-fact for **Jane Simpson,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Jane Simpson**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **26th** day of **September, 2003.**

Notary Public

My Commission Expires:_____

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires
April 6, 2004