BOX 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/04 14:59 2pgs
Fees:13.00 Taxes:740.00

20040122-0008720

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: April 6, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Kincaid (NAME)	NEW OWNER (NAME)	MAP 132-01
2006 Lombardy Avenue (ADDRESS)	(ADDRESS)	PARCEL 12
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, Lucien B. Acuff and Emily H. Acuff

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

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 part of Lot No. 6 on the Plan of Block 14, College Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 140.27 feet on the easterly side of Rockdale Avenue and extends back 110.54 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 124 feet.

Being the same property conveyed to Lucien B. Acuff and wife, Emily H. Acuff, by deed from Pauline Gwendolyn Stinson of record in Book 6853, page 892, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 843, page 29, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4102 Rockdale Avenue, Nashville, Tennessee 37204
(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 16th day of January, 2004

Lucien B. Acuff

Emily H. Acuff by J. Gregory Hardeman, Attorney in Fact

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 Lucian B. Acuff

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 Nashville, Tennessee, this 16th day of January 2004.

Commission expires 04.12.04

Kaz E. Arbogast
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~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of January, 2004, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Emily H. Acuff, and who acknowledged that he executed the foregoing instrument as the free act and deed of Emily H. Acuff.

Witness my hand and seal this 16th day of January, 2004.

Kaz E. Arbogast
NOTARY PUBLIC

My Commission Expires 04.12.04