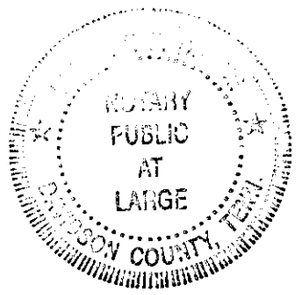
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to → Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

#1141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Hincy	AmSouth Bank	73-16-76
(NAME) P. O. Box 100662	(NAME) 2050 Parkway Office Circle, RCN-6	
(ADDRESS) Nashville, TN 37224	(ADDRESS) Birmingham, AL 35244	
(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, Timothy A. Wood, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Hincy and Margaret A. Hincy, husband and wife, 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:

BEING Lot No. 9 on the Plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, amended in Book 3795, Page 799, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot No. 9 fronts 100 feet on the northeasterly side to Stones River Court and extends back between parallel lines, 205 feet, more or less, to the Cumberland River.

Being the same property conveyed to Timothy A. Wood by Warranty Deed dated December 11, 1992, from John E. Osbourne and wife, Teresa V. Osbourne, as of record in Book 8816, Page 63, Register's Office for Davidson County, Tennessee.

Subject to Driveway Easement and Right-of-Way of record in Book 8761, Page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2520 Stones River Court, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 05/21/04 08:57 2pgs
Fees:13.00 Taxes:666.00
20040521-0059796

Witness my hand this 13th day of May, 2004.

Timothy A. Wood

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 Timothy A. Wood, 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 13th day of May, 2004.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

AFTER RECORDING
RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1141