	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$522,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of July, 2004. Notary Public My commission expires: 10-3-06 (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
Gregory A. Wilber	**MacQuarie Mortgages USA, Inc.**	**Part of 104-10-277**
297 Fairfax Avenue	**5125 Elimore Road #6**	
Nashville, TN 37212	**Memphis, TN 37134**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Kincaid, an unmarried man

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

Gregory A. Wilber, an unmarried man, and Karen J. Huff, an unmarried woman, as Joint Tenants with rights 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 1on the resubdivision of Lot 1 on the plan of Alan D. Ratner's Subdivision of record in Plat Instrument No. 20031107-0163775 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Robert Kincaid, an unmarried man by deed dated September 26, 2003 from Jane Simpson of record in Instrument No. 20031015-0152889, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jane Simpson 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 conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **297 Fairfax 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 covenant 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 15th day of July, 2004.

Robert Kincaid

Davidson County DEEDWARR
Recvd: 07/19/04 11:20 2pgs
Fees:13.00 Taxes:1931.40

20040719-0085768

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert Kincaid** 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, at office, this **15th** day of **July, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

