WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,750.00

Douglas L. Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2004.

Notary Public

My Commission Expires Jan. 25, 2006

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/19/04 11:03 2pgs
Fees:13.00 Taxes:572.58

20041019-0125438

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas L. Farmer	Union Planters Bank, N.A.	133/13-0/133
(NAME)	(NAME)	
603 Elaine Drive	7130 Goodlett Farms Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cordova, TN 38016	
(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, **Nancy Jean Ferebee and John Drury Kingcaid** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas L. Farmer and Wife, Brenda K. Farmer** , 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. 602 on the Plan of Caldwell Hall, Section Seven, as of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 602 fronts 80 feet on the southerly side of Elaine Drive and runs back 165.3 feet on the easterly line and 168 feet on the westerly line to a dead line in the rear on which it measures 88.9 feet.

Being the same property conveyed to Henry L. Kingcaid and wife, Joella Marie Richardson Kingcaid by Warranty Deed dated June 22, 1964 from Aaron Kroy Joiner and wife, Mary W. Jointer of record in Book 3769, Page 599, Register's Office for Davidson County, Tennessee. The said Henry L. Kingcaid

Continued on next page.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 603 Elaine Drive, Nashville, TN 37211

(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 my/our hand(s) this 14th day of October, 2004.

Nancy Jean Ferebee By John Drury Kingcaid Atty-in-Fact

John Drury Kingcaid

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 John Drury Kingcaid, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of October, 2004.

My Commission Expires Jan. 25, 2006

My Commission Expires:_____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

On this the 14th day of October, 2004, before me, the undersigned authority, personally appeared John Drury Kingcaid, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Nancy Jean Ferebee, and acknowledged that he executed the same as the act of ~~her~~ his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal this 14th day of October, 2004.

My Commission Expires Jan. 25, 2006

My Commission Expires: _____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

File Number2409377
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

having since died and leaving the said Joella Marie Richardson Kingcaid as sole owner. The said Joella Marie Richardson having since died and said property is solely vested in Nancy Jean Ferebee and John Drury Kingcaid, as set out in the Last Will and Testament of Joella Marie Kingcaid as recorded under No. 04P1133, Probate Court Clerk's Office for Davidson County, Tennessee.