# WARRANTY DEED

G-CD-04-900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Kinkaid | New Owner | |
| 900 Bowring Park | (NAME) | 117-13-B-130 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES R. HUNTER AND NUHAD KHOURY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT KINKAID, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a certain residential building Site identified as Lot No. 900 on the plat of Abbottsford-Phase II, of record in Instrument Number 2001-05020044874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Hunter and Nuhad Khoury by Quitclaim Deed executed September 27, 2004 and filed for record on October 5, 2004 in Instrument Number 20041005140049499, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved ( X ) property, known as 900 Bowring Park, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of November, 2004.

James R. Hunter

Nuhad Khoury

Davidson County DEEDWARR
Recvd: 11/11/04 10:50 2pgs
Fees:13.00 Taxes:851.00

20041111-0135795

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hunter and Nuhad Khoury, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903