This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 160-14-O-C-058

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Paul Peoples Kincheloe Jr.	**Paul Peoples Kincheloe, Jr., Trustee**	**NONE**
758 Fox Ridge Drive	758 Fox Ridge Drive	
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LEONA C. KLEBAN DABBS, formerly LEONA C. KLEBAN, and husband, JOHN R. DABBS** have bargained and sold and by these presents do transfer and convey unto **PAUL PEOPLES KINCHELOE, JR., TRUSTEE OF PAUL PEOPLES KINCHELOE JR. REVOCABLE LIVING TRUST dated April 30, 2002,** its successors, representatives and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit 758 on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376-377, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Leona C. Kleban by deed from Evie P. Waldrip Countess and husband, John Countess of record in Instrument No. 20010508-0047359, Register's Office for Davidson County, Tennessee. The said Leona C. Kleban Dabbs, formerly Leona C. Kleban, quitclaimed one-half interest by Quitclaim Deed to John R. Dabbs of record in Instrument No. 20020206-0016384, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/10/04 09:06 2pgs
Fees:13.00 Taxes:381.10
20041210-0147098

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors, representatives and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors, representatives and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes for subsequent years are a lien but not yet due and payable.**

2. **All matters as shown on the Plan of Brentwood Trace Condominiums of record in Book 5200, page 367-377, Register's Office for Davidson County, Tennessee.**

3. **By-Laws of record in Book 5818, page 925, amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.**

4. **This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.**

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **9th** day of **December, 2004**.

Leona C. Kleban Dabbs
LEONA C. KLEBAN DABBS

John R. Dabbs
JOHN R. DABBS

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 **LEONA C. KLEBAN DABBS and JOHN R. DABBS**, the bargainors, 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 and seal, at office, on this **9th** day of **December, 2004**.

My Commission Expires:
01-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

J. Susan Duff
Notary Public

STATE OF TENNESSEE
COUNTY OF **Williamson**

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$103,000.00**.

Paul P. Kincheloe, Jr.
Affiant

Sworn to and subscribed before me on this **9th** day of **December, 2004.**

My Commission Expires:
01-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

J. Susan Duff
Notary Public