Davidson County DEEDWARR
Recvd: 02/25/05 12:57 2 pgs
Fees:13.00 Taxes:740.00

20050225-0021039

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Sue H. Sells**
Address **5213 Regent Drive**
City/State/Zip **Nashville, TN 37220**

SEND TAX BILLS TO:
Name **First Horizon Home Loan Corporation**
Address **P.O. Box 809**
City/State/Zip **Memphis, Tennessee 38101**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Paul Peoples Kincheloe, Jr., Trustee of The Paul Peoples Kincheloe, Jr. Revocable Living Trust U/A/D April 30, 2002** has this day bargained and sold, and does hereby transfer and convey unto **Sue H. Sells, An Unmarried Woman, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of the Brentwood Hall, Section III, as of record in Plat Book 2133, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul Peoples Kincheloe, Jr., Trustee of The Paul Peoples Kincheloe, Jr. Revocable Living Trust U/A/D April 30, 2002, by Quitclaim Deed from Paul Peoples Kincheloe, Jr., dated April 30, 2002, of record in Instrument No. 20020501-0053533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 146 Group 18 Parcel 130

This is improved property known as: 518 Landon Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **15th** day of **February, 2005**.

The Paul Peoples Kincheloe Jr Revocable Living Trust

Paul Peoples Kincheloe Jr. TRUSTEE
By: Paul Peoples Kincheloe Jr, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, Paul Peoples Kincheloe, Jr., Individually, Grantor and Trustee of the Paul Peoples Kincheloe, Jr., Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **15th** day of **February, 2005**.

Commission expires **06/18/05**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$200,000.00**

Affiant Sue W. Sells

Subscribed and sworn to before me, this the 15th day of February,2005.

My commission expires: 06/18/05

C.M. Corrin

Notary Public - Register

