JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

Subscribed and sworn to before me this 11th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

G-KW-05-1512

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
Charles James Kincaid	Bancorp South	
1512 Beechwood Avenue	(NAME) 5217 Marylland Way	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Brentwood, TN 37027	104-16-396
(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 DAVE W. BROOKS,AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES JAMES KINCAID, 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 THE EAST 68 FEET OF LOT NO. 89 ON THE MAP OF BELMONT LAND COMPANY'S SUBDIVISION CALLED "BELMONT HEIGHTS" AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 89 FRONTS 68 FEET ON THE NORTHERLY SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 188 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. BROOKS, AN UNMARRIED MAN BY QUITCLAIM DEED FROM MARY LOUISE ARMSTRONG, A MARRIED WOMAN, RECORDED THE 15TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010315-0024679, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUBJECT TO LIFE ESTATE RETAINED BY EDNA BROOKS CRAWLEY AS SET OUT IN DEED RECORDED JANUARY 20, 1991 IN BOOK 8379, PAGE 266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 421, page 34, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1512 Beechwood Avenue, Nashville, Tennessee 37212
(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 11th day of March, 2005.

Dave W. Brooks

Davidson County DEEDWARR
Recvd: 03/15/05 15:24 2 pgs
Fees:13.00 Taxes:789.95

20050315-0028549

STATE OF Tennessee
COUNTY OF Davidson

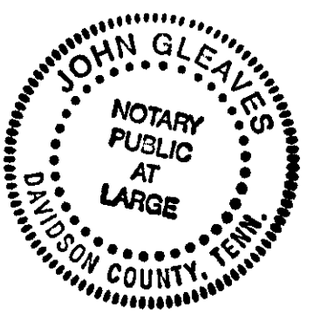
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dave W. Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 11th day of March, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903