THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County Box 14-A
File No. 19342-6

Davidson County DEEDWARR
Recvd: 02/01/06 08:32 4 pgs
Fees:23.00 Taxes:851.00

20060201-0012237

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Stephen D. Merryman and Stephen M. Farr 302 Hill Avenue Suite A Nashville, Tennessee 37210	Same	Map 106-11 Par. 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

Affiant

Sworn and subscribed before me, this 30th day of January, 2006.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Commission Expires:

3/22/09

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William B. Kincaid, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen D. Merryman and Stephen M. Farr,as tenants in common, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

See Exhibit A attached hereto.

William B. Kincaid and W. B. Kincaid are one and the same person.

This is improved real property known as 305 Hill Avenue, Nashville, TN 37210.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth on Exhibit B attached hereto, and taxes for the year 2006 which the Grantees herein assume and agree to pay.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30 day of January, 2006.

WILLIAM B. KINCAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~XXXXXX~~ John T. Cook, a Notary Public in and for said County and State, the within named William B. Kincaid, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of January 2006.

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Commission Expires: March 22, 2009

X:\Angus\Kincaid, Bill\Sale of Hill Avenue\warrantydeed.wpd

EXHIBIT A

Tract No. 1

A tract of land lying in Davidson County, Tennessee, designated as Lot 1 on the Plat of Interstate Park South, of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to W. B. Kincaid by Deed from AAA Communication Company, Inc., a Tennessee corporation, of record in Book 5127, page 178, Register's Office for Davidson County, Tennessee.

Tract No. 2

A tract of land lying in Davidson County, Tennessee designated as Lot 2 on the Plat of Interstate Park South, Section 5, of record in Book 5050, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William B. Kincaid by Deed from Life & Casualty Insurance Company of Tennessee, a Tennessee corporation, of record in Book 5122, page 71, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The conveyance of Tract I is subject to:

1. A 10 foot public and utility drainage easement along the southern and western lines of said property as shown on the plan of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee.

2. A 15 foot minimum building setback line from Hill Avenue as shown on the plan of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee.

3. All other matters shown on the plan of record in Book 4460, page 29, Register's Office for Davidson County, Tennessee.

4. Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, of record in Book 4544, page 76, and Book 4552, page 833, Register's Office for Davidson County, Tennessee.

The conveyance of Tract II is subject to:

1. A 15 foot minimum building setback line along the easterly and westerly boundaries of the property as shown on plan of record in Book 5050, page 38, Register's Office for Davidson County, Tennessee.

2. A 10 foot public utility and drainage easement along the westerly boundary of the property as shown on plan of record in Book 5050, page 38, Register's Office for Davidson County, Tennessee.

3. A 5 foot public utility and drainage easement across the northerly and southerly boundaries of the property as shown on the plan of record in Book 5050, page 38, Register's Office for Davidson County, Tennessee.

4 All other matters shown on the plan of record in Book 5050, page 18, Register's Office for Davidson County, Tennessee.

5. Conditions of an Owner's Certificate as shown on plan of record in Book 5050, page 18, Register's Office for Davidson County, Tennessee.

6. Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, of record in Book 4544, page 76, and Book 4552, page 833, Register's Office for Davidson County, Tennessee.