Davidson County DEEDWARR
Recvd: 05/01/06 15:09 2 pgs
Fees:13.00 Taxes:3237.50

20060501-0049940

313 Gullet Lee

WARRANTY DEED

G-VRE-06-2707

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Barbara J. Moss
Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE W. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Moss	Wells Fargo Home Mortgage (NAME)	
2707 Belmont Blvd. (ADDRESS)	PO Box 17339 (ADDRESS)	117-04-176.00
Nashville, TN (CITY) (STATE) (ZIP)	Baltimore, MD 21297 (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 ROBERT KINCAID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA J. MOSS, SINGLE, AND THOMAS W. CAMPBELL, SINGLE, AS JOINTS TENANTS WITH JOINT RIGHTS OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF WELL'S RESUBDIVISION OF LOT 2 OF BELMONT TERRACE OF RECORD IN BOOK 2854, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY WARRANTY DEED FROM LUCIAN B. ACUFF AND WIFE, EMILY H. ACUFF, RECORDED ON THE 22ND DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040122-0008721, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not the primary or marital residence of Robert Kincaid.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 2854, page; Book 2998, page 8; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2707 Belmont Blvd., Nashville, Tennessee
(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 28th day of April, 2006.

Robert Kincaid
Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid, 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 purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903