# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

G-RK-06-1800

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **ROBERT KINCAID** (NAME) | **ROBERT KINCAID** (NAME) | |
| **1800 ASHWOOD AVENUE** (ADDRESS) | → Same (ADDRESS) | |
| **NASHVILLE, TN 37212** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | **104 16 0 073.00** |

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, **PATRICIA PATTERSON COPELAND, CONSERVATOR FOR MABEL RUTH DUNNEBACKE** BY THESE PRESENTS DOES TRANSFER AND CONVEY BY ORDER OF THE CHANCERY COURT OF **DAVIDSON** COUNTY, TENNESSEE, BEING **DOCKET NO. 04P1212** UNTO THE GRANTEE, **ROBER KINCAID,** ALL OF THE RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BELONGING TO **MABEL RUTH DUNNEBACKE**, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 141, ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 117, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EUGENE F. DUNNEBACKE AND WIFE, MABEL P. DUNNEBACKE BY WARRANTY DEED FROM GEORGE TURNER BINKLEY, SR. AND WIFE, PEARL WOODROW BINKLEY, RECORDED OCTOBER 1, 1954 IN DEED BOOK 2300, PAGE 277, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID EUGENE F. DUNNEBACKE HAVING SINCE DIED, LEAVING MABEL P. DUNNEBACKE AS SURVIVING TENANT BY THE ENTIRETY. MABEL P. DUNNEBACKE IS ALSO KNOWN AS MABEL RUTH DUNNEBACKE.

SAID PROPERTY IS BEING CONVEYED PURSUANT TO AGREED ORDER TO AUTHORIZE SALE OF WARD'S REAL ESTATE (DOCKET NO. 04P1212) AUTHORIZING PATRICIA PATTERSON COPELAND TO EXECUTE A DEED ON BEHALF OF MABEL RUTH DUNNEBACKE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE RECORDED IN BOOK 332 AT PAGE 117 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE GRANTEE, ITS HEIRS AND ASSIGNS FOREVER. AND THE GRANTOR COVENANTS WITH THE GRANTEE THAT SHE IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND THAT SAME IS UNENCUMBERED EXCEPT AS STATED ABOVE. AND THE GRANTOR DOES FURTHER COVENANT AND BIND HERSELF AS **CONSERVATOR FOR MABEL RUTH DUNNEBACKE** ITS HEIRS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE GRANTEE, ITS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

unimproved ( )

This is improved (X) property, known as 1800 ASHWOOD AVENUE, NASHVILLE, TN 37212
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 06/02/06 13:12 2 pgs
Fees:13.00 Taxes:1036.00
20060602-0065235

Witness my/our hand (s) this 30th day of May 2006.

Patricia Patterson Copeland, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May 2006, before me personally appeared, **Patricia Patterson Copeland**, Conservator for **Mabel Ruth Dunnebacke** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Mabel Ruth Dunnebacke**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand, at office, this 30th day of MAY 2006.

Rita B. Mitchell
Notary Public
My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**