Davidson County DEEDWARR
Recvd: 06/02/06 14:22 3 pgs
Fees:18.00 Taxes:14.80
20060602-0065289

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of May, 2006, by and between GEORGE L. HUFFMAN and MOHDEEN HUFFMAN, HUSBAND AND WIFE, hereinafter called Grantors, and JOHN W. KINCER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GEORGE L. HUFFMAN and MOHDEEN HUFFMAN, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN W. KINCER, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7691 WILKINSON RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

GEORGE L. HUFFMAN
Signature of Seller

MOHDEEN HUFFMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GEORGE L. HUFFMAN and MOHDEEN HUFFMAN, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton **, TENNESSEE, this** 30th **day of May, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JOHN W. KINCER

7691 WILKINSON RD.
JOELTON, TN 37080

Property Address:

7691 WILKINSON RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same

Map & Parcel #:

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **4000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John W. Kincer
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of **May, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-351J

EXHIBIT 'A'

Being a parcel of land located in the First Councilmatic District of Davidson County, Tennessee, and shown on Property Map 9 as a part of Parcel No. 38, year 1974, and in accordance with C.E. Greek, III, Surveyor License No. 8536, dated July 15, 1974, and being more particularly described as follows:

Beginning 153.45 feet north of the southeast corner of Phil Whited's property where it corners on Wilkinson Road at an iron pin: thence North 41 deg. 26' West 404.91 feet to an iron stake; thence leaving Wilkinson Road the following six calls bounded by the G.C. Wilkinson property; North 48 deg. 34' East 385.69 feet to an iron pin; thence South 41 deg. 4' East 419.53 feet to an iron pin; thence generally southwest, being an irregular line, through three iron pins along a stream of water, 408.28 feet to the point of beginning, containing 3.69 acres, more or less.

Being the same property conveyed to GEORGE L. HUFFMAN and MOHDEEN HUFFMAN, HUSBAND AND WIFE, by Warranty Deed from WHITE'S CREEK BANK & TRUST COMPANY, TRUSTEE, of record in BOOK 4851, PAGE 242, Register's Office for DAVIDSON County,Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years. A LIEN, not yet due and payable (MAP 9, PARCEL 124).

2. Unrecorded easements for roads and utilities, if any.

3. Easement for the flow of a stream of water.