PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert Kincaid 2006 Lombardy Avenue Nashville, Tennessee 37215	Robert Kincaid 2006 Lombardy Avenue Nashville, Tennessee 37215	Map 105-01-0, Parcel 471.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PEGGY L. COHEN, a widow ("Grantor"), has bargained and sold, and hereby transfers and conveys, to ROBERT KINCAID and his heirs and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

This is improved property known as 1033 Archer Street, Nashville, Tennessee 37203.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds herself and her heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 5th day of July, 2006.

Peggy L. Cohen

Peggy L. Cohen

Davidson County DEEDWARR
Recvd: 07/10/06 10:49 5 pgs
Fees:28.00 Taxes:1110.00

20060710-0082298

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, Peggy L. Cohen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of July, 2006.

E Mannix
Notary Public

My Commission Expires:

11-25-06

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value (whichever is greater) for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this 5th day of July, 2006.

E. Mannix
Notary Public

My Commission Expires:

11-25-06

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Being Lots Nos. 65, 66 and 67, Dixon Overton's Addition, as of record in Book 21, Page 88, Register's Office for Davidson County, Tennessee. Said lots front 150 feet on the southerly side of Archer Street and run back 155-1/2 feet between parallel lines with the westerly margin of Overton Street.

LESS AND EXCEPT any portion of Lots Nos. 65, 66 and 67, Dixon Overton's Addition, as of record in Book 21, Page 88, Register's Office for Davidson County, Tennessee included in the following three tracts of land which are described in the instruments of record in Book 4431, page 658 and Book 6301, page 57, Register's Office for Davidson County, Tennessee:

Less and Except Tract 1 (Book 4431, page 658)

Land in the City of Nashville, County of Davidson, State of Tennessee being a part of Lots No. 65 and 66 on Dickson, Overton Addition as of record in Book 21, page 88, Register's Office of Davidson County and more particularly described as follows:

Beginning at a point, said point being the south west intersection of Archer Street and Overton Street; thence along the westerly margin of Overton Street in a southerly direction a distance of 155.5 feet, more or less, to a point on the northerly margin of Alley No. 417; thence along the northerly margin of said Alley in a westerly direction a distance of 65 feet, more or less, to a point; thence along a line in a northerly direction, said line being 65 feet west of and parallel to the westerly margin of Overton Street, a distance of 42 feet, more or less to a point; thence continuing along a line in a north easterly direction a distance of 38.1 feet, more or less, said point being located 50 feet west of the westerly margin of Overton Street; thence continuing along a line in a northerly direction a distance of 78.5 feet, more or less, to a point on the southerly margin of Archer Street; thence along said margin in an easterly direction a distance of 50 feet, more or less, to the point of beginning and containing 8667.5 square feet, more or less.

Designated as Parcel No. 105-1-471 (Partial Taking) –W16-1940 in the Edgehill Urban Renewal Area, Project Tenn. R-69.

Together with all rights, title and interest which the owners have, or ever may have in and to any adjoining street or streets; alley or alleys, or any other right of way or in any easement to which the above property is dominant or servient.

Less and Except Tract 2 (Book 6301, page 57)

Being part of Lots 26, 36, 37, 40, and 41, of Overton Rock Castle, as of record in Book 21, Page 94, Register's Office for Davidson County, Tennessee and Lot 65 and part of Lot 66, of D. T. Overton's Addition, as of record in Book 21, Page 88, said Register's Office and described as follows:

Beginning at a point on the easterly margin of Alley No. 417 following a curve having a radius of 15.0 feet a length of 23.54' in a northeasterly direction to a point in the southerly margin of Archer Street, thence, with said margin South 82° 18' 09" East, 65.45 feet to a concrete

monument, thence, with a curve to the right having a radius of 60.0 feet a length of 47.02 feet to a concrete monument, thence, with a curve to the left having a radius of 60.0 feet a length of 109.03 feet to a concrete monument, thence, leaving said margin for Archer Street, South 51° 31' 09" East, 166.3 feet to a concrete monument, thence, South 82° 50' 37" East, 213.6 feet to a point, thence, South 5° 28' 53" West, 120.1 feet to a point, thence, North 81° 44' 07" West, 188.7 feet to a point, thence North 5° 28' 53" East, 36.0 feet to a point, thence, North 81° 44' 07" West, 188.7 feet running through a concrete monument to a point, thence North 5° 28' 53" East, 4.0 feet to a point, thence, North 81° 44' 07" West, 199.05 feet to a point on the easterly margin of Alley No. 417, thence, with said margin, North 07° 47' 51" East, 148.22 feet to the point of beginning, containing 1.71 acres, more or less, according to a survey by Barge, Waggoner, Sumner, and Cannon dated November 2, 1983.

Less and Except Tract 3 (Book 6301, page 57)

Being Lot No. 1 on the plan of Section One Hundred Thirty-Two Edgehill Estates, as of record in Book 6050, Page 37, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Archer Street, also being the northwest corner of herein described property, thence, with said margin, South 82° 18' 09" East, 61.56 feet to a point, thence, with a curve to the right having a radius of 15.0 feet a length of 23.59 feet to a point on the westerly margin of Alley No. 417, thence, with said alley margin, South 7° 47' 51" West, 125.37 feet to a point, thence, with a curve to the right having a radius of 15.0 feet a length of 23.54 feet to a point, thence, North 82° 8' 09" West, 70.10 feet to a point, thence leaving the margin of Alley No. 417, North 5° 23' 51" East, 42.0 feet to a point, thence, North 28° 56' 29" East, 37.52 feet to a point, thence, North 5 ° 23' 51" East, 78.50 feet to the point of beginning, containing 0.28 acres, more or less.

BEING A PORTION of the property conveyed to Grantor and Grantor's deceased husband, P. Millard Cohen, by Warranty Deed of record in Book 4242, page 663, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 105-01-0, Parcel 471.00.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey of the real property more particularly described on Exhibit A attached hereto would show.

3. Rights of tenants or parties in possession of any portion of the real property more particularly described on Exhibit A attached hereto pursuant to written or unwritten leases.

4. Any and all restrictions, rights of way, covenants, conditions, easements and reservations, if any, relating to the real property more particularly described on Exhibit A attached hereto, but only to the extent they are still in effect and shown of record in the Register's Office for Davidson County, Tennessee. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the real property more particularly described on Exhibit A attached hereto, but only to the extent they are still in effect.