Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-0822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2007.

Notary Public

Commission Expiration:
7-21-07

Davidson County DEEDWARR
Recvd: 04/27/07 08:18 2 pgs
Fees:13.00 Taxes:384.80
20070427-0050122

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Michael L. Greenwell
514 Drake Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Michael L. Greenwell
514 Drake Avenue
Nashville, TN 37211

MAP-PARCEL:
13301006900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vickie S. Kincaid and husband, Douglas Kincaid

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael L. Greenwell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Being the westerly 40 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for said County. Said part of Lot No. 30 fronts 40 feet on the northerly side of Drake Avenue and runs back between parallel lines 193 feet to an alley in the rear.

Tract II: Being the southerly 200 feet of an unnumbered lot in the rear and east of Lots Nos. 43, 44 and 45 of the H. G. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for said County. Said part of lot fronts 12 feet on the northerly side of Drake Avenue and runs back between lines northwardly, the easterly line being the rear line of Lots Nos. 43, 44 and 45, to a dead line in the rear. Said line being the extended line between Lots Nos. 42 and 43 of said subdivision and measures approximately 25 feet on the said rear line.

Being the same property conveyed to Vickie S. Kincaid on 11/23/2005, by deed from SunTrust Bank, Executor of the Estate of Patsy M. Williams and Trustee for the Patsy M. Williams Family Trust, filed for record on 11/29/2005, in Instrument Number 20051129-0143584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vickie S. Kincaid on 11/01/2005, by deed from Robert Williams, sole heir to the estate of Patsy Williams, Jackie Lane, Linda Potts, Sandra Armstead, David Land and Vicky Land, filed for record on 11/04/2005, in Instrument Number 20051104-0133730, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patsy Williams, Jackie Lane, Linda Potts, Sandra Armstead, David Lane and Vicky Land on 08/14/2003, by deed from Hazel Lane Peek, filed for record on 08/18/2003, in Instrument Number 20030818-0119114, Register's Office for Davidson County, Tennessee.

Douglas Kincaid is joining in this transaction to convey any martial interest he may have by virtue of the marriage to Vickie S. Kincaid.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **514 Drake Avenue Nashville, TN 37211**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of April, 2007.

Vickie S. Kincaid

Douglas Kincaid

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie S. Kincaid and husband, Douglas Kincaid, 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 at Nashville, Tennessee this 23rd day of April, 2007.

Tracey Perry
Notary Public

Commission Expiration:
7-21-07

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
