Davidson County DEEDWARR
Recvd: 06/12/07 10:09 2 pgs
Fees:13.00 Taxes:2220.00

20070612-0070267

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Virginia Shepherd
Affiant

Subscribed and sworn to before me, this the 8th day of June, 2007.

Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Virginia Shepherd	**SunTrust Mortgage, Inc.**	**104-16 -074.00**
1802 B Ashwood Avenue	**201 Fourth Ave North, 7th Floor**	
Nashville, TN 37212	**Nashville, TN 37219**	

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

Robert Kincaid, a married man, as to a fifty percent (50%) undivided interest and Leonard Amdur, a married man as to a fifty percent (50%) undivided interest *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virginia Shepherd and husband Charles Brau

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:

Land in Davidson County, Tennessee, being Unit No. 140B on the plan of 1802 Ashwood Town Homes as shown on Exhibit "C" to the Master Declaration of Covenants, Conditions and Restrictions for 1802 Ashwood Town Homes, a Horizontal Property Regime with private elements of record in Instrument No. 20070522-0060994, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert Kincaid by deed dated February 10, 2006 from Mary Frances Martin of record in Instrument No. 20060222-0020511, Register's Office for Davidson County, Tennessee. Robert Kincaid conveyed a 50% undivided interest to Leonard Amdur by Quitclaim Deed dated June 8, 2007 being recorded simultaneously herewith of record in Instrument No. 20070612-0070266

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1802 B Ashwood Avenue, Nashville, TN 37212**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 8th day of June, 2007.

Robert Kincaid

Leonard Amdur by Robert Kincaid, his Attorney in Fact

Leonard Amdur,
by Robert Kincaid, his Attorney in Fact

* Under penalty of perjury, grantors hereby certify that this property has never been the primary residence of herein grantors or their spouses.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert Kincaid** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this **8th** day of **June, 2007.**

Notary Public

My Commission Expires: 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Robert Kincaid,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Leonard Amdur,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Leonard Amdur**, the within named bargainor(s) by the said Robert Kincaid as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 8th day of June, 2007.

Notary Public

My commission expires 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY