Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20080821-0085812

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 19th day of August, 2008.

Notary Public: _____
My Commission Expires: October 25, 2008

ADDRESS OF NEW OWNER:
Charles Michael Kincade
5606 Cloverland Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
104-14-0-039.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Christopher M. Kincade**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Charles Michael Kincade** (hereinafter referred to as "**GRANTEES**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 o the Map of H. E. Marlin's Subdivision of Lots Nos. 18 and 20 and 21 of Bransford Realty Company's Sharondale Subdivision, not of record and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clenchard & Parrish, Engineers, as follows:

Beginning at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, north 45 degrees 15 minutes east 125 feet to a point; thence north 53 degrees 15 minutes east 95.75 feet to a point, the corner of Lots Nos. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lots Nos. 1 and 2; thence with the line between said lots, south 47 degrees west 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Charles Michael Kincade, unmarried and Christopher M. Kincade, unmarried, joint tenants with right of survivorship by Deed from Todd Michael Thomas and wife, Lynn Dee Thomas, of record in Instrument No. 20020916-0112931, dated September 11, 2002, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **2514 Sharondale Drive, Nashville, TN 37215.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 19th day of August, 2008

CHRISTOPHER M. KINCADE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CHRISTOPHER M. KINCADE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 19th day of August, 2008.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008