RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100034477 DEEDWARR
Recvd: 06/07/10 14:07 2 pgs
Fees:13.00 Taxes:656.75
20100607-0044056

WARRANTY DEED

DAVID R. WEBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2010.

NOTARY PUBLIC

My commission expires: 9-25-10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE KINCAID 2936 Fernbrook Drive Nashville, Tennessee 37214	Same address as new owner	MAP 084-08-0-039.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($177,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALBERT J. MAGEE, JR. and wife, OKALENA G. MAGEE, TRUSTEES OF THE MAGEE JOINT REVOCABLE LIVING TRUST AGREEMENT,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RONNIE KINCAID, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 190 on the Map of Section VII, Lincoya Hills, of record in Book 2331, Page 119, Register's Office for said County, described as follows:

Said Lot No. 190 fronts 150 feet on the north side of Fernbrook Lane and runs back 148.7 feet on the east line and 209.6 feet on the west line, to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Albert J. Magee, Jr. and wife, Okalena G. Magee, Trustees of the Magee Joint Revocable Living Trust Agreement by deed from Albert J. Magee Jr. and wife, Okalena G. Magee, individually, dated September 2, 1998 and filed for record on September 3, 1998, of record in Book 11098, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 2331, Page 119; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 2936 Fernbrook Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of April, 2010.

Albert J. Magee Jr

ALBERT J. MAGEE, JR., Trustee of the Magee Joint Revocable Living Trust Agreement

Okalena G. Magee

OKALENA G. MAGEE, Trustee of the Magee Joint Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Albert J. Magee, Jr and Okalena G. Magee,** 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 and seal, this the 30th day of April, 2010.

Notary Public

My commission expires: 9-25-10

**both individually and as Trustees of the Magee Joint Revocable Living Trust Agreement

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010