FTE Box 9-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30502-03-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Edelgard Kincaid Affiant Subscribed and sworn to before me this 30th day of March, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edelgard Kincaid 9319 Coxboro Drive Brentwood, TN 37027	new owner	Map and Parcel No.: 103 120 04600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **University Heights Realty, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edelgard Kincaid, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 236 Cherokee Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2012.

University Heights Realty, Inc., a Tennessee corporation

By: _____, Secretary
Steven W. Powers, Secretary

BILL GARRETT, Davidson County
Trans:T20120023542 DEEDWARR
Recvd: 04/02/12 10:37 2 pgs
Fees:13.00 Taxes:888.00
20120402-0027492

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steven W. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of University Heights Realty, Inc., a Tennessee corporation, and he is authorized by University Heights Realty, Inc. to execute this instrument on its behalf.

Witness my hand at office this 30th day of March, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49, Block I, on the Plan of Cherokee Park, Third Section, of record in Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to University Heights Realty, Inc., a Tennessee corporation, by deed dated January 15, 2003, from Harold T. Hornberger, III and wife, Gwendolyn Hornberger, of record in Instrument No. 20030116-0006936, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.