Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
George P. McGinn, Jr.
757 Darden Place
Nashville, TN. 37205

MORTGAGEE:
Biltmore Mortgage Company

8601 Six Forks Road
Raleigh, NC 27615

MAP-PARCEL NUMBERS:
MAP 102-16
PARCEL 54
8DZ-47275

WARRANTY DEED

BOOK 7381 PAGE 162

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard H. Levy and Susan M. Levy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George P. McGinn, Jr. and wife, Leslie T. McGinn hereinafter called the Grantee, Grantee's 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 Lot No. 189 on the plan of Hillwood Estates, Section Nine, Part Two, of record in Book 2331, page 28, Register's Office for said County.

SAID Lot No. 189 fronts 170 feet on the westerly margin of Darden Place and extends back 374.44 feet on the northerly line and 389.22 feet on the southerly linne to a dead line in the rear, measuring 170.64 feet thereon.

BEING the same property conveyed to Richard H. Levy and Susan M. Levy by deed from Rudiger Hoffmeister and wife, Marlene Hoffmeister of record in Book 6696, page 482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Richard H. Levy and Susan M. Levy by William L. Rosenberg as their Attorney in Fact pursuant to two Powers of Attorney which are being recorded simultaneously herewith.

7504
IDENTIFICATION REFERENCE
OCT 19 9 55 AM 87
DAVIDSON COUNTY, TN.

This is (un)improved property, known as 757 Darden Place, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of October, 1987.

Susan M. Levy
BY: William L. Rosenberg, Attorney in Fact

Richard H. Levy
BY: William L. Rosenberg, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

George P. McGinn, Jr.
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Rosenberg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Richard H. Levy and Susan M. Levy as their Attorney in Fact as the free act and deed of the within named Richard H. Levy and Susan M. Levy.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of October, 1987.

My Commission expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Richard H. Levy and Susan M. Levy

to:
George P. McGinn, Jr. and wife,
Leslie T. McGinn

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27023

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

William L. Rowley
Affiant

Sworn to and subscribed before me this 15th day of October, 1987.

Notary Public

My Commission Expires: 10-24-88

C. W. WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 165

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

155000.00- CAMT.
434.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 443.50-
3897A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.0.4 6.

IDENTIFI REFERENCE

Oct 19 9 55 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 27314