Box 18 (CMC)

BOOK 8694 PAGE 821

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Mary Ann McGinn
432 Lynwood Boulevard
Nashville, Tennessee 37205

Same

Map 117-13-B
Parcel 107

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $64,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

George McGinn, Jr.
Affiant

Subscribed and sworn to before me, this 31st day of July, 1992.

David M Smythe
Notary Public - My Large

My Commission Expires: 5-23-94

THIS INDENTURE, made this 31st day of July, 1992, by and between Gary W. Fox d/b/a Realty Group ("Grantor") and Mary Ann McGinn ("Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

> Being a certain building site identified as Lot No. 219 on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County Tennessee.
>
> Being the same property conveyed to Gary W. Fox d/b/a Realty Group by warranty deed from Abbottsford Associates, a Tennessee general partnership composed of Kellco Financial Corporation, a Tennessee corporation and John H. Roe, Jr., of record in Book 7721, page 46, said Register's office.

TO HAVE AND TO HOLD the said premises to the said Grantee, her heirs and assigns forever.

And said Grantor, for himself, his heirs, representatives, successors, executors, administrators and assigns, does hereby covenant with said Grantee, her heirs, executors, administrators, representatives, successors and assigns that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of any persons whomsoever; and that said premises are free from all encumbrances, except for those easements or restrictions of record in said Register's office; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written.

GARY FOX d/b/a REALTY GROUP

By: _____
Gary Fox, Owner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainor, Gary W. Fox, who acknowledged that he is a sole proprietor and the owner of Realty Group and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name thereto.

Witness my hand and official seal at office this 31st day of July, 1992.

_____
Notary Public - at Large

My Commission Expires: 5-23-94

34323

IDENTIF. TREFERENCE

AUG 5 12 45 PM '92

DAVIDSON COUNTY TN.

7881 08/05 0101 OZCHECK 245.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

08/05/92 01 12:46 0001 7881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

343233

IDENTIF. REFERENCE

AUG 5 12 45 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557698