BOOK 9441 PAGE 498

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL (FRH)
A Professional Corporation (BOX 23)
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: **PATRICIA CHAMPION FRIST, EXECUTRIX OF THE ESTATE OF OGDEN HARRINGTON CHAMPION, DECEASED** **("GRANTOR")**

TO: **KEVIN MCGINN** **("GRANTEE")**

ADDRESS NEW OWNER AS FOLLOWS:

Kevin McGinn
3614 Hampton Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO:

Kevin McGinn
3614 Hampton Avenue
Nashville, Tennessee 37215

MAP AND PARCEL NUMBER: 117-5-54

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Patricia Champion Frist, Executrix of the Estate of Ogden Harrington Champion, deceased ("GRANTOR") have bargained and sold, and by these presents do hereby transfer and convey unto Kevin McGinn, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Map of Henry Sperry's Subdivision, of record in Book 974, page 21, Register's Office for said County. Said Lot No. 86 fronts 200 feet on the northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Garland R. Champion and wife, Ogden Harrington Champion, by deed of record in Book 2038, page 357, Register's Office of Davidson County, Tennessee. The said Garland R. Champion died August 23, 1986. The said Ogden Harrington Champion died January 2, 1994. The foregoing description is the same as in said deed.

This is improved property known as 3614 Hampton Avenue, Nashville, Tennessee.

The land conveyed is subject to the following additional matters:

1. Taxes for 1994 and thereafter.

2. Restrictions contained in Book 1165, page 503, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage of record in Book 3944, page 96, Register's Office for Davidson County, Tennessee.

4. Any other matters of record.

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, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she as Executrix under the Will of Ogden Harrington Champion is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the matters recited hereinabove and 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

And GRANTOR in her capacity of Executrix only, does hereby convey unto GRANTEE, his heirs and assigns, all her interest in the property described above and warrants only against the lawful claims of all persons claiming the same by, through or under her, but not further or otherwise.

WITNESS my hand this 18th day of August, 1994.

ESTATE OF OGDEN HARRINGTON CHAMPION

By: Patricia Champion Frist, Executrix
Patricia Champion Frist, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie Hunter, a Notary Public in and for said State and County, **Patricia Champion Frist, Executrix of the Estate of Ogden Harrington Champion, deceased**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 18th day of August, 1994.

Melanie Hunter
Notary Public

My Commission Expires:

07/25/98

9789 08/19 0101 03CHECK 601.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Kevin McHugh
AFFIANT

Subscribed and sworn to before me, this 19TH day of August, 1994.

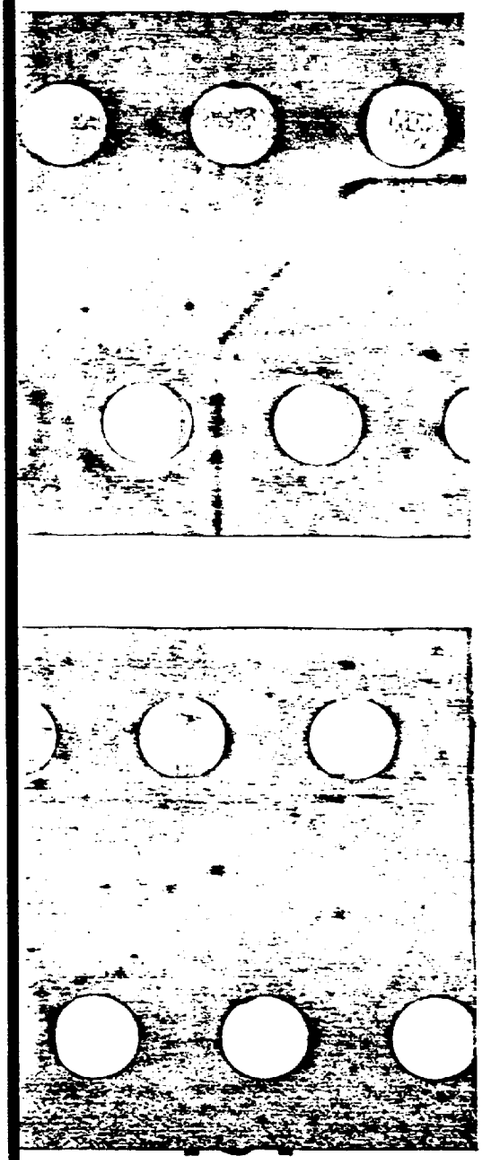
Laura Smith
NOTARY PUBLIC

My Commission Expires: 3-22-97

STATE OF TENN. DAVIDSON COUNTY REGISTER
94 AUG 19 PM 12:05

82894
IDENTIFICATION REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 9441 PAGE 500

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/19/94 01 12:06 0001 9789

82894
IDENTIF. ↑ REFERENCE

94 AUG 19 PM 12:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 826219