Box 58

BOOK 9991 PG 20

WARRANTY DEED

State of Tennessee)
County of Davidson)

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

Kevin McGinn
Affiant

Sworn to and subscribed before me this 22 day of March 1996.

Marshall Z. Hix
NOTARY PUBLIC

My Commission Expires: 1-25-97

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

FELIX Z. HILLS-111 REGISTER
DAVIDSON COUNTY, TN.
96 MAR 26 AM 11:14

IDENTIF. & REFERENCE
0164022

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Kevin McGinn	Same	Map 102-14
6025 Jocelyn Hollow Rd		Par. 113
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lucy B. Miles, unmarried, also known as Lucy G. Miles, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Final Plat of A. B. Miles property, of record in Plat Book 8250, page 516, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to A. B. Miles and wife, Lucy B. Miles, by deed from Leban Lacy Rice, a widower, of record in Book 1153, page 215, Register's Office for Davidson County, Tennessee, the said A. B. Miles having since died and is survived by wife, Lucy B. Miles.

This is unimproved property known as Lot 2 of the A. B. Miles property, corner of Alfred Drive and Belton Drive, Nashville, TN 37205.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of March, 1996.

~~LUCY B. MILES, a/k/a~~
LUCY G. MILES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

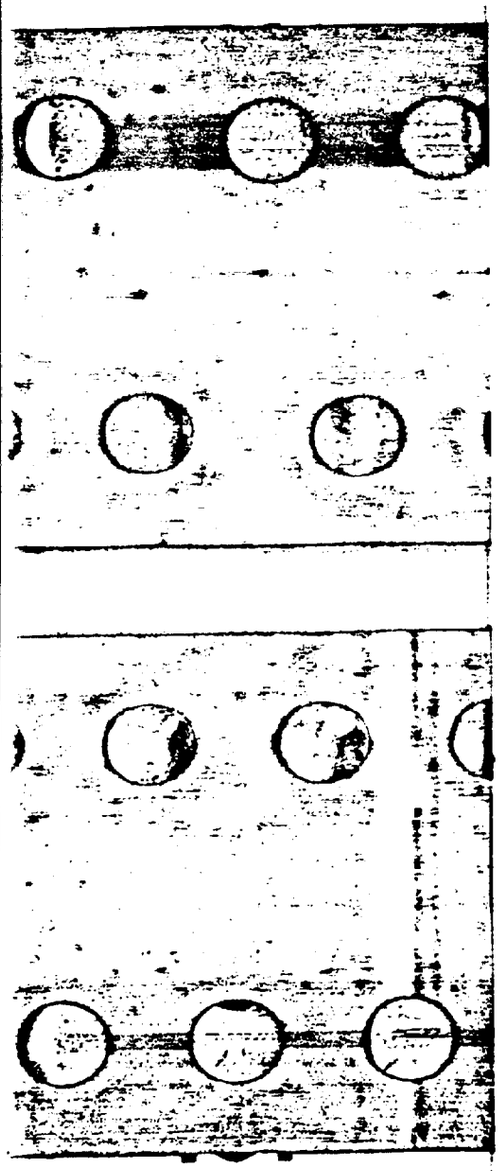
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy B. Miles, unmarried, also known as Lucy G. Miles, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of March, 1996.

Melinda G. Bryant
NOTARY PUBLIC

My Commission Expires: November 26, 1998

2530 03/29 01:01 03C:ECK 601.00



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

RECEIVED OF _____

FOR _____

BOOK 9991 PG 22

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
03/26/96	01		11:16 0001	2630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164022
IDENTIF. # REFERENCE

96 MAR 26 AM 11: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020662