BOOK 10771 PG 614 5A 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Kevin McGinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF January 19 98

ROBIN S. WEAKLEY NOTARY PUBLIC DAVIDSON COUNTY

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McGinn	NEW OWNER	115-15-98.00
(NAME)	(NAME)	
225 Brookhollow Road	6025 Jocelyn Hollow	08DZ-71995
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hermoine C. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin McGinn and wife, Cindy McGinn

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, BEING Lot No. 12 on the Plan of Section I, West Meade Farms, Inc., of record in Plat Book 1424, page 47, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Glen Nelson, Jr. and wife, Hermoine C. Nelson, by deed from Logan Eisele, Jr. and wife, Helyne B. Eisele, of record in Book 2345, Page 419, Register's Office for Davidson County, Tennessee. The said Glen Nelson, Jr. having since died. The property is now vested in Hermoine C. Nelson as the surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1424, page 47; restrictions of record in Book 1427, page 19; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Hermoine C. Nelson is effected by the signature of her Attorney-in-Fact, Barbara Nelson Lamberson, pursuant to the Power of Attorney recorded immediately prior to the recording hereof.

Hermoine C. Nelson and Hermoine Corlew Adkisson being one in the same person.

unimproved ( )
This is improved (X) property, known as 225 Brookhollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 23rd day of January 19 98

Hermoine C. Nelson By Barbara Nelson Lamberson Attorney In Fact
Hermoine C. Nelson by Barbara Nelson Lamberson, Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Barbara Nelson Lamberson** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **Hermoine C. Nelson a/k/a Hermoine Corlew Adkisson** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Hermoine C. Nelson** the within named bargainor(s) by the said **Barbara Nelson Lamberson** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the **23rd** day of **January** 1998.

Robin S. Weakley
NOTARY PUBLIC

My Commission Expires: 3/27/99

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Hermoine C. Nelson

6686 01/28 0101 03CHECK 1230.00

TO

Kevin McGinn

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 JAN 28 AM 11:10

IDENTIFICATION REFERENCE

113944.22

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

RECEIVED OF _____

FOR _____

BOOK 10771 PG 616

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	330000.00
CON TX	1221.00
PRFEE	1.00
WDEED	8.00
TOTAL	1230.00
CHECK	1230.00

01/28/98 01 11:10 0001 6686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03944 22
IDENTIFICATION REFERENCE

98 JAN 28 AM 11:10
REGISTER
DAVIDSON COUNTY, TN.

No. 1247276