Boy 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10793 PG 131

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires March 27, 1998

MY COMMISSION EXPIRES: 3-27-98
(AFFIX SEAL)

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
Paul F. McGinn	New Owner	103-8-65.00
(NAME)	(NAME)	
90 44th Avenue North	6120 Jocelyn Hollow Road	25W-08785
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, Wayne A. Clark and wife, Clara M. Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul F. McGinn, married

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. 8 on the Map showing subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn, as of record in Book 547, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 65 feet on the westerly side of 44th Avenue North, and runs back between parallel lines 150 feet to the easterly line of Lot No. 345.

Being the same property conveyed to Wayne A. Clark and wife, Clara M. Clark, by deed from Fannie J. Francis, of record in Book 4998, Page 946, Register's Office for Davidson County, Tennessee.

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 547, page 21, in the Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

98 FEB 12 PM 1:58

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
KEITH MCDONOUGH REGISTER

2922 02/12 0101 03CHECK 194.00

unimproved ( )
is improved (X) property, known as 90 44th Avenue North, Nashville, TN 37209
(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 our hand s this 6th day of February 19 98

Wayne A. Clark

Wayne A. Clark

Clara M. Clark

BOOK 10793 PG 132

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 Wayne A. Clark and wife, Clara M. Clark

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February 19 98.

Commission expires 5-27-99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

My Commission Expires March 27, 1999

_____
Notary Public

WARRANTY DEED

FROM

Wayne A. Clark and wife, Clara M. Clark

TO

Paul F. McGinn

RETURN TO:

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

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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 133

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/12/98 01 13:59 0001 2922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04000275
IDENTIF. REFERENCE

98 FEB 12 PM 1:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253445