Bk 2

BOOK 10897 PG 903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 19 98

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 27, 1999

MY COMMISSION EXPIRES: 3-27-99
(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
Dan VanBrackle	The Community Bank	103-8-65.00
(NAME)	(NAME)	
90 44th Avenue North	155 Franklin Road; Suite 144	25W-08785
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, Paul F. McGinn, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan VanBrackle and wife, Cynthia VanBrackle

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 Paul F. McGinn, married, by deed from Wayne A. Clark and wife, Clara M. Clark, of record in Book 10793, Page 131, Register's Office for Davidson County, TN.

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.

Jennifer McGinn joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Paul F. McGinn .

0428813

IDENTIF. & REFERENCE

98 APR 23 PM 2:30
FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved 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 my hand this 16th day of April 19 98

Paul F. McGinn

Jennifer McGinn

BOOK 10897 PG 904

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned w.f.c, a Notary Public in and for said County and State, the within named Paul F. McGinn, ~~married~~ and Jennifer McGinn

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 office in Nashville, Tennessee, this 16th day of April 98.

Commission expires 3-27-99

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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 _____

_____
Notary Public

WARRANTY DEED

FROM

Paul F. McGinn

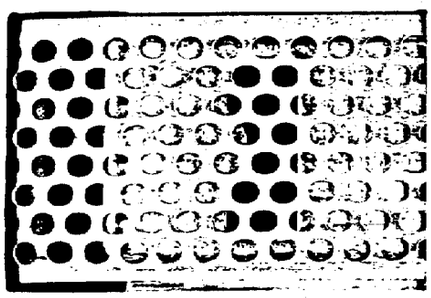
TO

Dan VanBrackle and wife,
Cynthia VanBrackle

RETURN TO:

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

7598 04/23 0101 03CHECK 260-60



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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 905

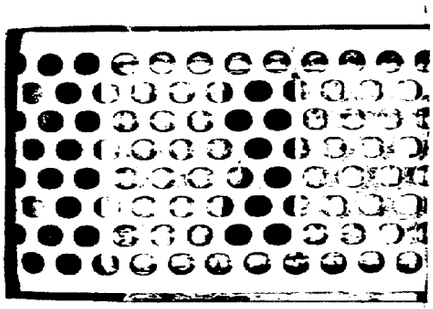
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

04/23/98 01 14:32 0001 7598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042813
IDENTIF. # REFERENCE
98 APR 23 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283721