Instr:200007170070116 Page: 1 OF 2
REC'D FOR REC 07/17/2000 10:08:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $799.20

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17363

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $216,000.00.

Kevin McGinn
Affiant

Subscribed and sworn to before me, this 7th day of JULY, 2000.

Beth M. Brock
Notary Public
My Commission Expires: 6-4-2001

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR./MRS. KEVIN MCGINN 6025 JOCELYN HOLLOW ROAD NASHVILLE, TENNESSEE 37205	NEW OWNER	MAP 115-16 PAR 39 FB 08DZ 70715

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN A. BARNARD, III, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN MCGINN AND WIFE, CYNTHIA RUSSELL MCGINN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6143 Robin Hill Road, Nashville, Tennessee 37205.

Ellen Barnard, the spouse of John A. Barnard, III, joins in this conveyance solely to convey any marital interest she may have in subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of JULY, 2000.

JOHN A. BARNARD, III

ELLEN BARNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN A. BARNARD, III AND ELLEN BARNARD, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of JULY, 2000.

Beth M. Brock
Notary Public

My Commission Expires: 6-4-2001

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Farms, Inc. Section "B", as of record in Plat Book 1835, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Barnard, III and wife, Carolyn L. Barnard by deed from Gomer B. Lesch and wife, Marie S. Lesch of record in Book 7436, page 754, said Register's Office. John A. Barnard, III and wife, Carolyn L. Barnard have since been divorced by Final Decree in the Probate Court for Davidson County, Tennessee, Docket No. 89D-2826, dated 2/2/90. Carolyn L. Barnard has subsequently conveyed her interest in said property to John A. Barnard, III by Quitclaim Deed of record in Book 8589, page 34, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 7, said Register's Office.