02

Realty 48A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 03-21-01
(AFFIX SEAL)

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/22/01 13:35 2pgs
Fees:11.00 Taxes:669.70
20010122-0006419

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
Geoffrey M. MacIntyre (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 103-06
5605 Stoneway Trail (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 207
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Kevin McGinn and wife, Cynthia Russell McGinn*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geoffrey M. MacIntyre, unmarried

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, Tennessee, being Lot No. 45 on the Plan of Brookside Court Addition No. 3, of record in Book 1835, page 107, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin McGinn, married, by deed from Diane C. Grantham and George E. Copple, Sr. of record as Instrument No. 20001020-0104272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the Plan of record in Plat Book 1835, page 107; of record in the Register's Office for Davidson County, Tennessee.

*I, Cynthia Russell McGinn, wife of Kevin McGinn, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Geoffrey M. MacIntyre, unmarried, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 5605 Stoneway Trail, Nashville, Tennessee 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 11th day of January, 2001

Kevin McGinn

Cynthia Russell McGinn by her Attorney-in-Fact Kevin McGinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin McGinn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of January, 2001.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF TENNESSEE

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

Witness my hand and official seal at office in Brentwood, Tennessee on this the 11th day of January, 2001.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires 6/12/2002

WARRANTY DEED

FROM

Kevin McGinn

TO

Geoffrey M. MacIntyre

RETURN TO:

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