BOX 2

Davidson County DEEDWARR
Recvd: 01/23/01 12:59 2pgs
Fees:11.00 Taxes:453.25

20010123-0006932

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires 6/12/2002

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
Rochelle A. LaGarde	Owner	MAP 142-08
(NAME)	(NAME)	
107 Holly Forrest		GROUP A
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		PARCEL 011.00CO
(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, Kevin McGinn and wife, Cynthia Russell McGinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rochelle A. LaGarde, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 11 of Phase I, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan of record in Book 4860, page 26, said Register's Office, to which source reference is hereby made for more complete details of description, together with the same Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kevin McGinn and wife, Cynthia Russell McGinn by deed from Dr. Simin Goral and husband, Mehmet Goral of record as Instrument No. 200002020010827, 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; all matters appearing on the Plan of record in Plat Book 4860, page 26; master deed of record in Book 4901, page 679; Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269; by-laws of record in Book 4901, page 702; charter of record in Book 4902, page 938, Book 6132, page 119 and Book 7694, page 933; agreement of record in Book 4904, page 622 and Book 6657, page 751; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 107 Holly Forrest, Nashville, Tennessee 37221
(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 19th day of January, 2001

Kevin McGinn

Cynthia Russell McGinn by her Attorney-in-Fact 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 19th day of January, 2001.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 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 **Cynthia Russell McGinn** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the **19th** day of **January,** 2001.

NOTARY PUBLIC

My Commission Expires

DAWN D. C... NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires 6/12/2002

WARRANTY DEED

FROM

Kevin McGinn and wife, Cynthia Russell McGinn

TO

Rochelle A. LaGarde

RETURN TO:

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