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THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/30/01 10:26 3pgs
Fees:15.00 Taxes:2146.00
20010130-0009010

ASSUMPTION DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Alfred Tate Rogers, Sr. 104 Postwood Place Nashville, TN 37205	NEW OWNER	Map 117-01 Parcel 129.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THREE THOUSAND THREE HUNDRED THIRTY SIX AND 66/100 DOLLARS ($103,336.66) of which is cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, and the remaining FOUR HUNDRED SEVENTY SIX THOUSAND SIX HUNDRED SIXTY THREE AND 34/100 DOLLARS (476,663.34) of which is by the assumption by the said Grantees of the payment of the balance due on a certain promissory note as hereinafter described, **KEVIN MCGINN AND WIFE, CINDY MCGINN,** herein called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALFRED TATE ROGERS, SR. AND WIFE, MARTHA STONE ROGERS, AS TENANTS IN COMMON,** herein called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING the easterly one-half of Lot No. 15 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for Davidson County, Tennessee. Said part of Lot No. 15 fronts 115 feet on the southerly side of Forest Park Avenue and runs back between parallel lines, 200 feet to the northerly line of Lot No. 14.

Being the same property conveyed to Kevin McGinn and wife, Cindy McGinn by deed from Marjorie H. Gregory and husband, Marvin C. Gregory of record as Instrument No. 20001221-0125454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2001, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Trantees.

2. Deed of Trust executed by Kevin McGinn and wife, Cindy McGinn in favor of Marjorie Gregory of record as Instrument No. 20001221-0125455, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions recited therein.

3. All matters appearing on the Plan of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that they are lawfully seized and possessed of sald land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

By their signature below, Grantees hereby agree to assume the payment of the herein described promissory note, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

Marjorie Gregory, the owner and holder of said promissory note, executes this deed for the sole purpose of evidencing here knowledge of, and consenting to, the herein described assumption.

WITNESS our hands this 26th day of January, 2001.

GRANTORS:

KEVIN MCGINN

CINDY MCGINN

GRANTEES:

ALFRED TATE ROGERS, SR.

MARTHA STONE ROGERS

NOTEHOLDER:

MARJORIE GREGORY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day January, 2001.

DAWN D. CHILDRESS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My commission expires: My Commission Expires 6/12/2002

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 me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Cindy 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 Cindy McGinn, by the said Kevin McGinn, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day January, 2001.

DAWN D. CHILDRESS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

My commission expires: My Commission Expires 6/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Alfred Tate Rogers, Sr. and wife, Martha Stone Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day January, 2001.

Notary Public

My commission expires:

DAWN D. C. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN My Commission Expires 6/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Marjorie Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged that sthe executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day January, 2001.

Notary Public

My commission expires:

DAWN D. C. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN My Commission Expires 6/12/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $580,000.00

Affiant

Sworn to and subscribed and sworn to before me, this 24th 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