box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February , 2001

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.
My Commission Expires March 18, 2003

Davidson County DEEDWARR
Recvd: 03/09/01 13:47 3pgs
Fees:15.00 Taxes:351.13
20010309-0022794

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
Kevin McGinn (NAME)	Premier Bank of Brentwood (NAME)	MAP 104-01
157 37th Avenue North (ADDRESS)	5217 Maryland Way (ADDRESS)	PARCEL 127.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 129.00

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, Gloria J. Brewster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin McGinn and Timothy Ray Wilson

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:

TRACT I

Land in Davidson County, Tennessee, BEING Lot No. 21 on the Map of Westdale Subdivision, of record in Plat Book 547, page 50, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 21 fronts fifty feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between lines 180 feet on the northerly line and 169 feet on the southerly line to the easterly margin of an alley and measure 50 feet thereon.

TRACT II

Land in Davidson County, Tennessee, being Lot Nos. 19 and 20 on the Map of Westdale Subdivision of record in Book 547, Page 50, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the westerly side of 37th Avenue North and run back between parallel lines 202 feet on the north line of Lot 19 and 180 feet on the south line of Lot No. 20, to an alley in the rear on which they measure 100 feet.

Included in the above description, but expressly excluded from this conveyance is that property conveyed to Ernest H. Talbert and wife, Ruth P. Talbert by deed from Harold J. Gower and wife, Desty McMurtry Gower of record in Book 2926, Page 405, said Register's Office, and being more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 157 37th 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 28th day of February , 2001

Gloria J. Brewster

Gloria J. Brewster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria J. Brewster

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2001.

Commission expires 3/18/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public 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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Gloria J. Brewster

TO

Kevin McGinn and Timothy Ray Wilson

RETURN TO:

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

LEGAL DESCRIPTION CONTINUATION

Being the north part of Lot No. 19 on the Map of Westdale Subdivision of record in Book 547, Page 50, Register's Office for said County.

Said part of Lot 19 fronts 25 feet on the westerly side of 37th Avenue North and runs back 202 feet on the north side line and 196.5 feet on the south side line, to an alley on the rear which it measures 25 feet.

Being the same property conveyed to H.J. Gower and wife, Desty M. Gower by deed from Bransford Realty Company of record in Book 1171, Page 46, said Register's Office. The said Desty M. Gower having since died and having been predeceased by H.J. Gower, said property having been devised to Gloria Jeanne Gower Moss by Will of record in Will Book 184, Page 116, Probate Clerk's Office for Davidson County, Tennessee. The said Gloria Jeanne Brewster having quitclaimed to Roy A. Miles, Jr., Trustee and the said Roy A. Miles, Jr., having conveyed to Gloria Jeanne Brewster for the purpose of making a reconveyance to create an estate in fee simple of record in Book 9760, Page 27, said Register's Office.

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 547, page 50; Agreement of record in Book 5428, Page 977, all of record in the Register's Office for Davidson County, Tennessee.