Box 2

Davidson County DEEDWARR
Recvd: 05/25/01 13:50 2pgs
Fees:11.00 Taxes:555.00

20010525-0054764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May , 2001

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

My Commission Expires
March 29, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McGinn (NAME)	Premier Bank of Brentwood (NAME)	MAP 115-12
6112 Jocelyn Hollow Rd. (ADDRESS)	5217 Maryland Way (ADDRESS)	PARCEL 095.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Mary Friel Brown and Feigh Brown O'Keeffe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin McGinn and wife, Cynthia R. McGinn

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, TN, being Lot No. 4 on the Map of West Meade Farms, Inc., Section "A", as of record in Book 1424, Page 143, Register's Office for said County.

Said Lot No. 4 fronts 200 feet on the westerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line.
Being the same property conveyed to Theresa Regan Brown, for life, with remainder to Mary Friel Brown, Thomas Emmett Brown, and Feigh Brown O'Keefe by deed from N.H. Barker and wife, Dorothy H. Barker of record in Book 2086, page 117, Register's Office for Davidson County, Tennessee. The said Theresa Regan Brown having since died, and the remainder to Mary Friel Brown, Thomas Emmett Brown and Feigh Brown O'Keefe. The said Thomas Emmett Brown having since died intestate leaving his interest in subject property to his heirs-at-law, Mary Friel Brown and Feigh Brown O'Keefe.

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 1424, page 143; easement of record in Book 6255, page 713, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6112 Jocelyn Hollow Rd., eNashville, TN 37215
(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 16th day of May , 2001

Mary Friel Brown
Mary Friel Brown

Feigh Brown O'Keeffe by Mary Friel Brown Atty-in-Fact
Feigh Brown O'Keeffe
BY: Mary Friel Brown, Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **MARY FRIEL BROWN,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **FEIGH BROWN O'KEEFFE** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **FEIGH BROWN O'KEEFFE** the within named bargainor(s) by the said **MARY FRIEL BROWN** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 16th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 3-29-03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARY FRIEL BROWN,** 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 office in Brentwood, Tennessee on this the 16th day of May 2001.

NOTARY PUBLIC

My Commission Expires: 3-29-03

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

WARRANTY DEED

FROM

MARY FRIEL BROWN
&
FEIGH BROWN O'KEEFFE
TO

KEVIN McGINN

RETURN TO:

PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027