WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 23, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Vickie E. Ginn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George V. Ginn	Same	MAP 42-16 PARCEL 220 AND219
(NAME)	(NAME)	
4817 TANGLEWOOD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(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, Mary Alice Binnion Revocable Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George V. Ginn and wife, Vickie E. Ginn, 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:

PARCEL ONE: 110 HARRIS STREET

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Madison Realty Company Subdivision, of record in Book 547, page 164, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Mary Alice Binnion Revocable Trust by deed of record in Instrument No. 200004260041340, Register's Office for Davidson County, Tennessee.

PARCEL TWO: 114 HARRIS STREET

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Madison Realty Company's Subdivision of record in Book 547, page 164, Register's Office for said County, to which plan reference is hereby made.,

Being the same property conveyed to Mary Alice Binnion Revocable Trust by deed of record in Instrument No. 200004260041339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is improved property, known as 110 and 114 Harris Street, Madison, TN 37115
(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. 21st day of February, 2002.

Mary Alice Binnion Trustee
MARY ALICE BINNION, TRUSTEE, OF THE
MARY ALICE BINNION REVOCABLE TRUST

Davidson County DEEDWARR
Recvd: 02/26/02 07:55 2pgs
Fees:13.00 Taxes:777.00

20020226-0023921

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared MARY ALICE BINNION , with whom I am personally acquainted and who upon oath(s) acknowledged herself to be the, TRUSTEE of the Mary Alice Binnion Revocable Trust the within named bargainor, , and that she as such TRUSTEE 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, TRUSTEE.

WITNESS my hand and official seal this. 21st day of February, 2002

NOTARY PUBLIC

My commission expires:

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004