(1)

19136

Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/02 15:43 2pgs
Fees:13.00 Taxes:925.00
20020531-0066321

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF May, 2002

5/30/2002

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18136

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn & Crews Johnston 6025 Jocelyn Hollow Road Nashville, TN 37205	NEW OWNER	104-24-104

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LeEllen Corlew and husband, Ray Corlew and Mary Gibson Cherry and husband, Elvis H. Cherry**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Kevin McGinn, Married and Crews Johnston, Married,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Revised Map of West End Park, of record in Book 421, pages 82 and 83, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 70 feet on the northwesterly side of Long Boulevard and runs back 208 feet on the southwesterly line and 154.5 feet on the northeasterly line, with the southwesterly margin of McMurry Street to an alley, measuring 155.2 thereon.

Being the same property conveyed to LeEllen Corlew and Mary Gibson Cherry, as tenants in common, by Quitclaim Deed from 3134 Long Boulevard, L.L.C., of record as Instrument No. 20000103-0000107 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Map of record in Book 421, pages 82 and 83, in the Register's Office for Davidson County.

This property is also known as improved property located at 3134 Long Boulevard, Nashville, TN 37203.

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 GRANTORS do covenant

with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 24th day of May , 2002.

LeEllen Corlew

Ray Corlew

Mary Gibson Cherry

Elvis H. Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 24th, 2002, before me personally appeared LeEllen Corlew and Ray Corlew and Mary Gibson Cherry and Elvis H. Cherry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 24th day of May, 2002.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE