BOX 50-B PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 11th day of September, 2002. Notary Public My commission expires: 5/4/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael K. Garcia	UNION PLANTERS	**129-4-2200**
108 Harding Woods Place	PO Box 2282	
Nashville, TN 37205	Memphis TN 3914	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kevin McGinn, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael K. Garcia and wife, Katharine Garcia

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:

Lot 21 on the plan of Harding Woods of record in Plat Book 2900 , Page 115 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kevin McGinn by deed from Edmund A. Thomas, Jr. and Billie L. Thomas of record in Instrument No.20020709-0082521, Register's Office for Davidson County, Tennessee.

Subject property was not the principal residence of the Grantor, Kevin McGinn.

This conveyance is subject to taxes for 2002 and subsequent years, easements, and restrictions of record.

This is improved (_X__) Unimproved (____) property, known as **108 Harding Woods Place, Nashville, TN 37205**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 11th day of September, 2002.

Kevin McGinn

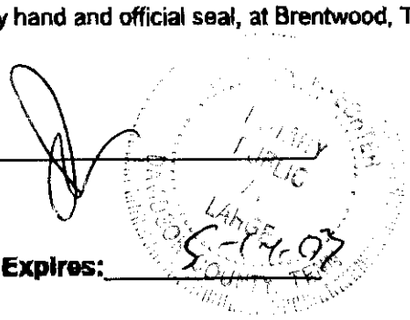
Davidson County DEEDWARR
Recvd: 09/16/02 13:19 2pgs
Fees:13.00 Taxes:1017.50

20020916-0112486

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin McGinn** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **11th** day of **September, 2002.**



Notary Public

My Commission Expires: 5-14-03