Box 36

RECORD & RETURN TO:
FILE BOX 36
19613

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/02 15:46 2pgs
Fees:13.00 Taxes:388.50

20021014-0126213

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF October 2002.

NOTARY PUBLIC

NOTARY PUBLIC
ALLEGH
[illegible]
MY COMMISSION EXPIRES
[illegible]
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd Andrew Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19013SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul F. McGinn 211 Gun Club Road Nashville, TN 37215	New Owner	116-9-91

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, Kevin McGinn and wife, Cindy McGinn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul F. McGinn, 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. 2, on the Plan of the Re-Subdivision Lot 7, Section II, West Meade Farms, Inc., as of record as Instrument No. 20010928-0105104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin McGinn and wife, Cindy McGinn, by Deed from June Carlson Pearson, married, of record as Instrument No. 20010926-0104080, 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 plan of record in Instrument No. 20010928-0105104, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants of record in Instrument No. 20010926-0104080, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 211 Gun Club Road, Nashville, TN 37215.

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 10th day of Oct, 2002.

Kevin McGinn

Kevin McGinn

Cindy McGinn by Kevin McGinn as Attorney-In-Fact

Cindy McGinn by Kevin McGinn as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin McGinn 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 he executed the same as his/her free act and deed.

Witness my hand and official seal this 11 day of Oct, 2002.

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

Todd A. Bricker
NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Kevin McGinn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Cindy McGinn as the free act and deed of the within named Cindy McGinn.

Witness my hand and official seal, this October 11, 2002.

Todd A. Bricker
Notary Public

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE