BOX 2

Davidson County DEEDWARR
Recvd: 11/07/02 13:00 2pgs
Fees:13.00 Taxes:839.90
20021107-0137368

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$227,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2002.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

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
David H. Bragg	**Premier Bank of Brentwood**	**104-05-0-186.00**
328 Harvard Avenue	**5217 Maryland Way**	
Nashville, TN 37205	**Brentwood, TN 37027**	

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 and wife, Cynthia R. McGinn and Tim Wilson and wife, Anna E. Wilson

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

David H. Bragg, an unmarried man

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, Tennessee being Lot 422, except a small triangular strip out of the southeast corner and a triangular strip out of the northwest corner of Lot 421 on the plan of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being at a point in the easterly margin of Harvard Avenue at the common corner of Lots 422 & 423; thence with the line between said lots easterly 249 feet to a point; thence southerly 48 feet to a point 2 feet north of the common corner of Lots 421 & 422; thence westerly 250 feet to a point in the easterly margin of Harvard Avenue 5 Feet south of the common corner of Lots 421 & 422; thence with the margin of Harvard Avenue northerly 60 feet to the point of beginning.

Being the same property conveyed to Kevin McGinn and Tim Wilson by deed from Jean Blum Cannell on April 15, 2002 of record in Instrument #20020415-0046611, Register's Office for Davidson County, Tennessee.

The undersigned Cynthia R. McGinn, spouse of Kevin McGinn and Anna E. Wilson, spouse of Tim Wilson join in this conveyance for the purpose of conveying all right, title and interest they might have in and to the above described property.

The undersigned acknowledge this property was never used as a principal residence.

This is improved (__XX__) Unimproved (_____) property, known as **328 Harvard Avenue, 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 1st day of November, 2002.

Kevin McGinn

Kevin McGinn

Cynthia R. McGinn by Kevin McGinn Atty. in Fact

Cynthia R. McGinn by Kevin McGinn as her Attorney in fact

Tim Wilson

Tim Wilson

Anna E. Wilson by Tim Wilson as Atty in Fact

Anna E. Wilson by Tim Wilson as her Attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared on November 1, 2002 before me, the undersigned Notary Public in and for said County and State, the within named **Kevin McGinn and Tim Wilson,** 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 **1st** day of **November, 2002.**

Rita Ann Mangrum

Notary Public

My Commission Expires

My Commission Expires: April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me on November 1, 2002, the undersigned Notary Public of said County and State, personally appeared **Kevin McGinn and Tim Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged theselves to be the Attorneys-in-fact for **Cynthia R. McGinn and Anna E. Wilson,** the within bargainor(s), and that they as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Cynthia R. McGinn and Anna E. Wilson**, the within named bargainor(s) by the said as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **1st** day of **November, 2002.**

Rita Ann Mangrum

Notary Public

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN