WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/03 09:31 2pgs
Fees:13.00 Taxes:615.31

20030411-0048330

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166,301.00.

X Brooks Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF April, 2003.

NOTARY PUBLIC

1-27-07

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File 19352

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brooks Sells 393 Oman Street, Unit A-2 Nashville, TN 37203	Same	Part of 104-02-104

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, Kevin McGinn and Crew Johnston, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brooks Sells, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Nashville, Davidson County, Tennessee, being Unit A-2, of the Long Boulevard Townhome Condominiums as established by Master Deed of record as Instrument No. 20030228-0027108, in the Register's Office for Davidson County, Tennessee, and more particularly identified on the plan attached as Exhibit "A" to said Master Deed, together with the said unit's appurtenance undivided interest in the general and limited common elements of said condominium.

Being a portion of the property conveyed to Kevin McGinn, married, and Crews Johnston, married, by Deed from LeEllen Corlew and husband Ray Corlew, and Mary Gibson Cherry and husband, Elvis H. Cherry, of record as Instrument No. 20020531-0066321 in the Register's Office for Davidson County, Tennessee.

This is not the usual place of residence for either of the Grantors, herein.

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

1. 2003 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. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Long Boulevard Townhome Condominiums of record as Instrument 20030228-0027108, in the Register's Office for Davidson County, Tennessee.

4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
5. Charter of the Long Boulevard Townhome Condominium Owner's Association of record as Instrument No. 20030205-0016256 in said Register's Office.

This property is also known as improved property located at 393 Oman Street, Unit A-2, 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 8th day of April, 2003.

Kevin McGinn

Kevin McGinn

Crews Johnston

Crews Johnston, a/k/a Crews Johnson, III

By: Kevin McGinn Attorney in Fact

Kevin McGinn, Attorney-In-Fact

Power of Attorney of record in Instrument 20030318-0035925, said Register's Office.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 8, , 2003, 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 (s) he executed the same as his/her free act and deed.

Witness my hand and official seal this 8th, day of April, 2003.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 Crews Johnston a/k/a Crews Johnston, III, as his Attorney in Fact, as the free act and deed of the within named Crews Johnston a/k/a Crews Johnston, III.

Witness my hand and official seal this 8th day of April, 2003.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE