404

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/20/03 16:31 2pgs
Fees:13.00 Taxes:164.65
20030520-0068921

ADDRESS NEW OWNER:

James E. McGinley
925 So. 13th Court
Nashville, TN 37206

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 94-5,
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Glenn E. Taylor and wife, Ann B. Taylor ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto James E. McGinley and wife, Anne C. McGinley, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Number 84 on the Map of Shelby Heights Subdivision, Section I, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 84 fronts 53.0 feet on the southeast margin of South 13th Court, and extends back between parallel lines 118.7 feet on the northeast line and 112.9 feet on the southwest line, to a dead line in the rear, measuring 53.2 feet thereon.
>
> Being the same property conveyed to Glenn E. Taylor and wife, Ann B. Taylor by Quitclaim Deed from Glenn E. Taylor Construction, Inc. of record in Instrument No. 20020404-0041148, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 933 South 13th Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of May, 2003.

Glenn E. Taylor

Ann B. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Glenn E. Taylor and wife, Ann B. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 19th day of May, 2003.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires July 26, 2003

My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $44,500.00.

AFFIANT

ANDREW B. GIBSON NOTARY PUBLIC

Subscribed and sworn to before me
this 19th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/05