BOX 2

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

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

Notary Public
My commission expires: My Commission Expires April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 10/03/03 12:46 2pgs
Fees:13.00 Taxes:444.00

20031003-0146448

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin McGinn 314 Lellyett Street Nashville TN 37209	NEW OWNER	103-01-087 103-01-089

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruby P. Hoffman, unmarried, and Lawrence E. Johnson and wife, Melody S. Johnson, as Tenants in Common with Right of Survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin McGinn and Timothy R. Wilson hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Two tracts of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT No. 1: Being part of Lot No. 5 on the Map showing subdivision of John M. Branham's Farm of record in Book 547, Page 14, Register's Office for said County described as follows:

BEGINNING at a point in the westerly line of Lot No. 5, said point being 432 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5 1/4 degrees east 94 feet to a point; thence south 75 - 3/4 degrees west 200 feet to the point of beginning.

TRACT No. 2: Being part of a lot marked "Rental Houses" on the Plan of the division of the John B. Cowden Property, not of record, described as follows:

BEGINNING at the northeast intersection of Lellyett Street, and John B. Street, thence with the easterly margin of Lellyett Street northwardly 60 feet to a point; thence easterly 39 feet to a point in Cowden's east boundary line; thence with said boundary southerly 60 feet to a point in the north margin of John B. Street; thence with the margin of the same, westerly 39 feet to the point of beginning.

Being the same property conveyed to Richard Rhea Hoffman and wife, Ruby Pearl Smith Hoffman by deed from Paul R. Richardson and wife, Alice R. Richardson, of record in Book 3881, Page 406, Register's Office for Davidson County, Tennessee. Richard Rhea Hoffman having since died. Ruby P. Hoffman (aka Ruby Pearl Smith Hoffman), unmarried, conveyed subject property to Lee A. Cohen, Trustee, who subsequently conveyed the property to Ruby P. Hoffman, unmarried, Lawrence E. Johnson and wife, Melody S. Johnson, as Tenants in Common with Right of Survivorship, by quitclaim deed of record in Instrument No. 20001117-0113901, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 314 Lellyett Street, Nashville, TN 37209

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of September, 2003.

Ruby P. Hoffman

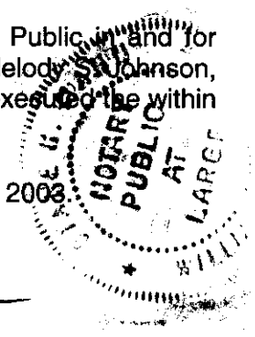
Lawrence E. Johnson

Melody S. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruby P. Hoffman, Lawrence E. Johnson and Melody S. Johnson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of September, 2003.



Notary Public

My Commission expires 03/14/05