(1)

19834

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 14:31 2pgs
Fees:13.00 Taxes:1887.00

20031223-0182721

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00

D. [signature]

Affiant

Subscribed and sworn to me on December 23, 2003.

[signature]

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19834SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
D. Todd Carson Elizabeth Carson 6137 Robin Hill Road Nashville, TN 37205	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	115-16-38

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, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto D. Todd Carson and wife, Elizabeth Carson, 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. 17, on the Plan of West Meade Farms, Inc., Section "B", as of record in Book 1835, page 7 and amended by Instrument No. 20030509-0062799, 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, married, by deed from W.A. Beasley, III and wife, Sarah M. Beasley, of record as Instrument No. 20030207-0017118, 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 paid by the Grantors; 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 Book 1835, page 7, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 1852, page 33, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, page 707, Register's Office for Davidson County, Tennessee.
6. Amendment to Plat of Subdivision of record as Instrument No. 20030509-0062799, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6137 Robin Hill Road, 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, 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 on December 23, 2003.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 23, 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 he executed the same as his free act and deed.

Witness my hand and official seal on December 23, 2003.

NOTARY PUBLIC

My Commission Expires: 5/30/2004

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE