Davidson County DEEDWARR
Recvd: 03/02/04 11:21 2pgs
Fees:13.00 Taxes:601.25

20040302-0023473

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,500.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2004.

Notary Public

My commission expires: (AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires April 6, 2004

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
Anil K. Jain	**Bank of America, NA**	**Part of 104-02-129.00**
3213 Long Boulevard	**9000 Southside Blvd.**	
Nashville, TN 37203	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kevin McGinn and wife, Cynthia McGinn

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

Anil K. Jain, a married 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 the 21st Councilmanic District of Davidson County, Tennessee being Unit 3. on the Plan of the Townhomes of Long Boulevard of record in Instrument No.20040302-0023468**, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

Being part of the same property conveyed to Kevin McGinn and wife, Cynthia McGinn by deed recorded March 26, 2003 fromJeanne M. Haydel of record in Instrument No.20030326-0039748, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jeanne M. Haydel by deed recorded July 29, 2002 from Doris M. Lebo, Executor of the Estate of Cornelia W. Speights of record in Instrument No.20020729-0090357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3213 Long Boulevard, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 27th day of February, 2004.

Kevin McGinn

Cynthia McGinn by Kevin McGinn as her attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Cynthia McGinn,** the within bargainor(s), and that he 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 McGinn**, 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 **27th** day of **February, 2004.**

Notary Public

My Commission Expires:

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY WILLIAMSON CO., TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn**, 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, at office, this **27th** day of **February, 2004.**

Notary Public

My Commission Expires:

My Commission Expires
April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN