PLEASE DO NOT PUBLISH!!!

Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/04 16:11 2pgs
Fees:13.00 Taxes:555.00

20040614-0070211

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to on June 10, 2004.

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

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20199SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn 5925 Neighborly Avenue Nashville, TN 37209	SAME	116-09-091.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul F. McGinn, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, hereinafter called **"GRANTEE,"** his 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. 2, on the Plan of the Re-Subdivision Lot 7, Section II, West Meade Farms, Inc., as of record as Instrument No. 20010928-0105104, 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 Paul F. McGinn, by deed from Kevin McGinn and wife, Cindy McGinn, of record as Instrument No. 20021014-0126213, Register's Office for Davidson County, Tennessee.

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

1. 2004 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. Matters shown on plan of record in Instrument No. 20010928-0105104, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Instrument No. 20010926-0104080, Register's Office for Davidson County, Tennessee.

This property is also known as unimproved property located at 211 Gun Club Road, Nashville, TN 37215.

This is not the usual place of residence of the Grantor herein.

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 the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

WITNESS our hands on June 10, 2004.

Paul F. McGinn

Paul F. McGinn

By: Todd Andrew Bricker, Atty in fact

Todd Andrew Bricker, Attorney-In-Fact

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 Todd Andrew Bricker, 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 Paul F. McGinn, as his Attorney in Fact, as the free act and deed of the within named Paul F. McGinn.

Witness my hand and official seal this 10th day of June 2004.

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

June E. Rowell

NOTARY PUBLIC