Davidson County DEEDWARR
Recvd: 08/27/04 14:14 2pgs
Fees:13.00 Taxes:1276.50
20040827-0103989

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to me on August 16, 2004.

NOTARY PUBLIC

R. GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20293SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
H R Properties of Tennessee 4219 Hillsboro Pike Suite 332 Nashville, TN 37215	same	116-09-091.00

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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto H R Properties of Tennessee, a Tennessee Partnership, 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. 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 Kevin McGinn by Deed from Paul F. McGinn, of record as Instrument No. 20040614-0070211, Register's Office for Davidson County, Tennessee.

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

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 improved property located at 211 Gun Club Road, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES 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 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 August 16th, 2004.

Kevin McGinn

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 16, 2004, before me personally the undersigned, appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person 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 August 16, 2004.

R. Garry Chaffin

NOTARY PUBLIC

My Commission Expires: 3/24/05

R. GARRY CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.