Box 36
#20257

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

John R. Hall Jr.
Affiant

Subscribed and sworn to before me, this 26th day of August, 2004.

Notary Public
My commission expires: 11/27/06

06-0407-71336

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin McGinn		115-12-0-070.00
6108 Bresslyn Rd.	SAME	
Nashville TN 37205		

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 Wilma McRaven, widow, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin McGinn, 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of West Meade Farms, Inc., Section C, of record in Plat Book 1835, page 44, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. McRaven and wife, Wilma McRaven by deed from Edward M. Yarbrough, dated 8-21-81, of record in Book 5785, page 308, Register's Office for Davidson County, Tennessee. William H. McRaven has since died.

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 6108 Bresslyn Rd., 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, 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.

Davidson County DEEDWARR
Recvd: 08/27/04 15:34 2pgs
Fees:13.00 Taxes:888.00
20040827-0104088

WITNESS my hand this 26 day of August, 2004.

Wilma McRaven

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wilma McRaven, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26 day of August, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

