Davidson County DEEDWARR
Recvd: 12/06/04 11:14 2pgs
Fees:13.00 Taxes:1979.50

20041206-0144755

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00.**

B Marney
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

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
Kevin McGinn	New Owner	104-01-0 422.00
5925 Neighborly Ave.		104-01-0 423.00 104-01-0 424.00
Nashville, TN 37209		104-01-0 425.00 104-01-0 426.00
		104-01-0 427.00

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

REDBUD PROPERTIES, a Tennessee general partnership

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

Kevin McGinn and Tim Wilson

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 Davidson County, TN, being Lot Nos. 1,2,3,4,5 & 6 on the Plan of Section Five, Valley View Subdivision of record in Plat Book 3842, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebud Properties, a partnership composed of John J. Madden, John Guider and William R. Hostettler by deed from J & B Properties, a Partnership composed of John J. Madden and William R. Hosteller of record in Book 6497, Page 313, said Register's Office. Instrument of Correction of record in Book 7096, Page 389, Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) Unimproved (____) property, known as **263, 265,267,269,271,273 38th Av. N, Nashville, TN 37209**

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 convenant 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 2nd day of December, 2004.

REDBUD PROPERTIES, a Tennessee general partnership

William R. Hostettler, General Partner

John Guider, General Partner

Johgn J. Madden, General Partner

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William R. Hostettler, General Partner, John Guider, General Partner & John J. Madden, General Partner** of **REDBUD PROPERTIES, a Tennessee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be the **General Partners** of **REDBUD PROPERTIES, a Tennessee,** the within bargainors, and corporation, and that they as such **General Partners** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **William R. Hostettler** as **General Partner, John Guider, General Partner & John J. Madden, General Partner.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **2nd** day of **December, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN