WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 122,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF DECEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00536

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gene M. McGahen, II and Regan McGahen	Countrywide Home Loans, Inc.	MAP:084-16-0
2502 Stinson Road	3011 Armory Drive, Suite 120	Parcel:103.00
Nashville, TN 37214	Nashville, TN 37204	

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

CAROLYN Y. LYNCH, UNMARRIED

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

GENE M. MCGAHEN, II AND WIFE, REGAN MCGAHEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2502 Stinson Road, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of December, 2004.

Carolyn Y. Lynch

Davidson County DEEDWARR
Recvd: 12/30/04 09:17 2 pgs
Fees:13.00 Taxes:451.40
20041230-0154481

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CAROLYN Y. LYNCH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 2004.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE MAP OF HARGIS HEIGHTS AS OF RECORD IN BOOK 974, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 72 FRONTS 75 FEET ON THE NORTHERLY SIDE OF STINSON ROAD, AND RUNS BACK BETWEEN LINES 306.1 FEET ON THE WESTERLY LINE AND 299 FEET ON THE EASTERLY LINE TO A DEAD LINE AND MEASURES 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN Y. LYNCH, UNMARRIED BY WARRANTY DEED FROM THE ESTATE OF MARY LOVE TRIBBLE, RECORDED THE 14TH DAY OF SEPTEMBER, 1994 IN DEED BOOK 9464, PAGE 456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.