WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 9, 2008

P-05-2612

Davidson County DEEDWARR
Recvd: 06/03/05 12:48 2 pgs
Fees:13.00 Taxes:1554.00
20050603-0063401

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penelope A. McGuinn	Same address	
2612 Westwood Avenue (ADDRESS)	(NAME) (ADDRESS)	104-15-292
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM BRADLEY COOK UNMARRIED AND FREDERICK MARTIN REDWINE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PENELOPE A. MCGUINN, MARRIED AND SHAUN C. MCQUINN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being the Easterly 63.5 feet of the Southerly 192 feet of Lot No. 36 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Bradley Cook and Frederick Martin Redwine, bothe unmarried, by Deed from Jeffrey T. League, unmarried, dated July 27, 2004, of record in Instrument No:20040908-0108263 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2612 Westwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 26th day of May, 2005.

William Bradley Cook

Frederick Martin Redwine

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Bradley Cook and Frederick Martin Redwine with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May 2005.

NOTARY PUBLIC

My Commission Expires:

2/15/09

