21635

(1)
B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,132,000.00.

Affiant

Subscribed and sworn to me on June 30, 2006.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/05/06 15:16 2 pgs
Fees:13.00 Taxes:4188.40

20060705-0080402

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21635SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jay M. Hollomon Meredith G. Hollomon 6108 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNERS	115-12-070.00

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, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Jay M. Hollomon and wife, Meredith G. Hollomon, 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. 55, on the Plan of West Meade Farms, Inc., Section "C", of record in Book 1835, page 44, 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 Wilma McRaven, widow, dated August 26, 2004, of record as Instrument No. 20040827-0104088 in the Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 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 Book 1835, page 44, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6108 Bresslyn Road, 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are 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 themselves, their 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 June 30, 2006.

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2006, before me personally 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/her free act and deed.

Witness my hand and official seal on June 30, 2006.

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____