BG436

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 13:55 2 pgs
Fees:13.00 Taxes:1147.00
20070109-0003867

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

K. Edward Hahn
Affiant

Subscribed and sworn to me on January 8, 2007.

Todd A. Bricker
NOTARY PUBLIC

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

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22160SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn 5925 Neighborly Avenue Nashville, TN 37209	SAME AS NEW OWNER	115-15-23

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, K. Edward Hahn, an unmarried man, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, a married man, hereinafter called **"GRANTEE,"** his 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. 126 on the Plan of West Meade Farms, Inc., Section F, of record in Book 1835, page 71, said Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 126 fronts 132.0 feet on the southerly side of Bresslyn Road and runs back 337.8 feet on the easterly lot line and 277.4 feet on the westerly lot line to a broken line in the rear which measures a total of 149.0 feet thereon.

Being the same property conveyed to K. Edward Hahn and wife, Kathy Jo Hahn, by Deed of record in Book 7400, page 202, Register's Office for Davidson County, Tennessee. The said Kathy Jo Hahn quitclaiming all of interest and title to K. Edward Hahn by Quitclaim, of record in Book 9848, page 202, Register's Office for Davidson County, Tennessee.

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

1. 2007 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 71, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6231 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 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 our hands on January 8, 2007.

K. Edward Hahn

K. Edward Hahn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 8, 2007, before me personally appeared K. Edward Hahn, 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 free act and deed.

Witness my hand and official seal on January 8, 2007.

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: