PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/13/07 13:34 3 pgs
Fees:18.00 Taxes:1036.00
20070313-0030767

W & I Ref: dm Title No: 48510

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael McGhee 115 Chapel Ave. Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 83-6-267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott A. McNab, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael McGhee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 and the northerly 10 feet of Lot No. 31 on the Plan of Olivia, W. Sharpe's Addition to Nashville, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee and being more particularly described as follows, to wit:

Beginning at the southwest corner of Chapel and Seymour Avenue; thence with the westerly margin of Chapel Avenue southwardly 65 feet; thence westwardly 164 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 60 ½ feet to the southerly margin of Seymour Avenue; thence with said Avenue eastwardly 140 feet to the beginning.

Being the same property conveyed to Scott A. McNab, unmarried by deed from Taylor Keaton Hill, single of record in Doc. No. 20030707-0092892, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Maters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 117, said Register's Office.

This instrument is executed on behalf of Maya Ganguly by Scott A. McNab as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 115 Chapel Ave, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 2007 .

Scott A. McNab

Maya Ganguly by Scott A. McNab

Scott A. McNab

Maya Ganguly by Scott A. McNab, Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

On this 12th day of March, 2007, before me the undersigned authority, personally appeared Scott A. McNab, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WYATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00

Affiant

Sworn and subscribed before me this 12th day of March, 2007

Notary Public

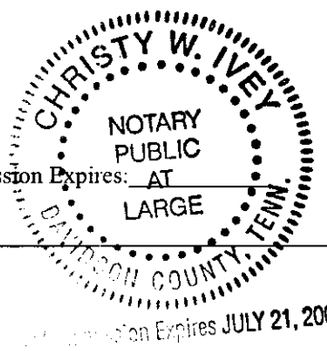
DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/20/2010

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Scott A. McNab** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maya Ganguly** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2007



Notary Public

My Commission Expires: AT

EXHIBIT "A"
To
Warranty Deed

FROM: Scott A. McNab

TO: Michael McGhee

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Scott A. McNab, Affiant

Sworn to and subscribed before me this 12th day of March, 2007

Notary Public

My Commission Expires:_____

