WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 10:48 2 pgs
Fees:13.00 Taxes:740.00
20070605-0066880

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to me on June 1, 2007.

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22555SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kenneth A. Wallace 157 37th Avenue, North Nashville, TN 37209	Countryside Home Loans 801 Crescent Centre Dr #510 Franklin, TN 37067	104-01-0-127.00

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, married and Timothy Ray Wilson, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kenneth A. Wallace, 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. 21 on the Map of Westdale Subdivision, of record in Plat book 547, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 21 fronts fifty feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between lines 170 feet on the northerly line and 169 feet on the southerly line to the easterly margin of an alley and measure 50 feet thereon.

Being the same property conveyed to Kevin McGinn and Timothy Ray Wilson, by Warranty Deed from Gloria J. Brewster, of record as Instrument No. 20010309-0022794, Register's Office for Davidson County, Tennessee.

Cynthia R. McGinn, the wife of Kevin McGinn, and Anna E. Wilson, the wife of Timothy Ray Wilson, do not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

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. Matters shown on plan of record in Plat Book 547, page 50, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5428, page 977, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 157 37th Avenue, North, Nashville, TN 37209.

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 GRANTORS 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 GRANTORS 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 June 1, 2007.

Kevin McGinn

Kevin McGinn

By: Timothy Ray Wilson Attorney-In-Fact

Timothy Ray Wilson, Attorney-In-Fact

Timothy Ray Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 1, 2007, before me personally appeared Timothy Ray Wilson 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 that he executed the same as his free act and deed.

Witness my hand and official seal on June 1, 2007.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

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

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 Timothy Ray Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kevin McGinn, as his Attorney in Fact, as the free act and deed of the within named Kevin McGinn.

Witness my hand and official seal this 1st day of June 2007.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

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