PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20100003333 DEEDWARR
Recvd: 01/19/10 10:41 2 pgs
Fees:13.00 Taxes:1369.00
20100119-0004238

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2010.

Notary Public

My commission expires: 2/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erol Baycora	**New Owner**	**103-01-087, 103-01-089,103-1-86, 103-01-085.00**
P.O. Box 42		
Pleasant View, TN 37146		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy R. Wilson and Kevin McGinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erol Baycora

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

5925 Neighborly Drive, Nashville, TN 37209

Being part of Lot No. 5 on the Plan showing the Subdivision of John M. Braham's Farm, of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point, the southwesterly corner of Lot No. 5; thence north 51/2 deg. West 338 feet to a point; thence north 75 3/4 deg. East 200 feet to a point; thence south 5 1/2 deg. East 338 feet to a point; thence South 75 3/4 deg. West 200 feet to a point of beginning.

Being the same property conveyed to Timothy R. Wilson and Kevin McGinn by Warranty Deed from E.M. Culver and wife, Avolyn P. Culver, dated January 4, 1999, of record in Book 11285, Page 105, Register's Office for Davidson County, Tennessee.

6001 Neighborly Drive, Nashville, TN 37209

Being Lot No. 1 on the Plan of John B. Cowden's Subdivision No. 3, not of record, described according to a survey made by Norris H. Hickerson, Surveyor's 11-16-46.

Beginning on the southeasterly margin of John B. Street at the northeast corner of the property conveyed to Annie B. Furlough by deed from Carl Jones and wife, as of record in Book 2202, Page 221, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 1 and 2; thence with the easterly line of said Furlough property south 22 deg. East 226.5 feet to her southeast corner; continuing in the same direction 155.2 feet; thence north 5 deg. West 391 feet to the southerly margin of John B. Street; thence with same, south 72 deg. West 106.8 feet to the beginning.

Being the same property conveyed to Timothy Ray Wilson and Kevin McGinn by Warranty Deed from Elsie F. Calhoun, dated August 25, 2004, of record in Instrument No. 20040826-0103504, Register's Office for Davidson County, Tennessee.

314 Lellyett Street, Nashville, Tennessee 37209

Two tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1: Being part of Lot No. 5 on the Map showing subdivision of John M. Branham's Farm of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly line of Lot No. 5, said point being 432 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5 1/4 deg. east 94 feet to a point; thence south 75 3/4 deg. 23st 200 feet to the point of beginning.

Tract No. 2: Being part of a lot marked "Rental Houses" on the Plan of the division of the John B. Cowden Property, not of record, described as follows:

Beginning at the northeast intersection of Lellyett Street, and John B. Street, thence with the easterly margin of Lellyett Street northwardly 60 feet to a point; thence easterly 39 feet to a point in Cowden's east boundary line; thence with said boundary southerly 60 feet to a point in the north margin of John B. Street; thence with the margin of the same, westerly 39 feet to the point of beginning.

Being the same property conveyed to Kevin McGinn and Timothy Ray Wilson by Warranty Deed from Ruby P. Hoffman, unmarried, and Lawrence E. Johnson and wife, Melody S. Johnson, dated September 19, 2003, of record in Instrument No. 20031003-0146448, Register's Office for Davidson County, Tennessee.

Timothy R. Wilson and Timothy Ray Wilson are one and the same person.

Said property was never the primary residence of the herein grantors or their spouses.

This is improved (__X__) Unimproved (____) property, known as **5925 Neighborly Dr., 6001 Neighborly Dr., 314 Lellyett St., 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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this 15th day of January, 2010.

Timothy R. Wilson

Kevin McGinn

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy R. Wilson and Kevin McGinn,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **15th** day of **January, 2010.**

Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY