Bk 0736

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin McGinn 306 42nd Ave. North Nashville, TN 37209	New Owner	116-09-0-050.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$380,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100012328 DEEDWARR
Recvd: 03/02/10 14:02 3 pgs
Fees:18.00 Taxes:1406.00
20100302-0015972

Subscribed and sworn to before me, this the 1st day of March, 2010.

Notary Public

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Bomar Talbot, an unmarried individual**, **("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kevin McGinn, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 6 as shown on the Map of West Meade Farms, Inc., Section II, of record in Book 1424, page 93, Register's Office for said County.

Said Lot No. 6 fronts 239.5 feet on the easterly side of Jocelyn Hollow Road and runs back between lines, 438 feet on the northerly line and 440.6 feet on the southerly line, to a dead line in the rear, measuring 268.8 feet thereon.

Being the same property conveyed to Joseph H. Talbot and wife, Ailene B. Talbot, by Warranty Deed from West Meade Farms, Inc., dated January 25, 1950, of record in Record Book 1786, page 310, Register's Office for Davidson County, Tennessee. The said Joseph H. Talbot having since died on August 12, 1978 leaving Ailene B. Talbot as surviving tenants by the entirety. The said Ailene B. Talbot having since died on February 18, 1994 leaving James Bomar Talbot as the devisee under the Last Will and Testament of Ailene Bomar Talbot, Will Book 189, page 573, and entered as 94P-460 in the Probate Court of Davidson County, Tennessee.

This is improved property located at: **6105 Jocelyn Hollow Road, Nashville, TN 37205**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **March, 2010.**

James Bomar Talbot

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James Bomar Talbot,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **1st** day of **March, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

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.

3. All matters shown on the plat of West Meade Farms, Inc., Section II as recorded in Book 1424, page 93, Register's Office for Davidson County, Tennessee.

4. Sewer and Drainage Easement to Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 6255,p age 719, Register's Office for Davidson County, Tennessee.