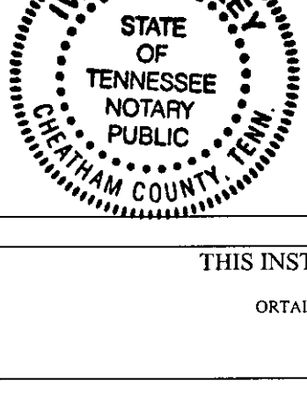
YH
GJKM

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Affiant

Subscribed and sworn to me on June 29, 2010.

NOTARY PUBLIC

My commission expires: 3-9-13

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24566SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carlos L. Arteaga Hilda D. Arteaga 6231 Bresslyn Road Nashville, TN 37205	SAME AS NEW OWNERS	115-15-23.00

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, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Carlos L. Arteaga and wife, Hilda D. Arteaga, hereinafter called **"GRANTEES,"** their 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 Kevin McGinn, a married man, by Warranty Deed from K. Edward Hahn, an unmarried man, of record as Instrument No. 20070109-0003867, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been used as the primary residence of the Grantor.

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

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100040229 DEEDWARR
Recvd: 07/01/10 10:17 2 pgs
Fees:13.00 Taxes:3885.00
20100701-0051495

3. 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.

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 GRANTEES, their heirs and assigns, forever, and GRANTOR 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 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 GRANTEES, their 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 29, 2010.

Kevin McGinn

Kevin McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 29, 2010, before me personally appeared Kevin McGinn 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 her free act and deed.

Witness my hand and official seal on June 29, 2010.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

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

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE