(1)

QUITCLAIM DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Cesy Breington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF February, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03879 MCGINNIS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Julia Hunter-McGinnis	same	09205007100
3405 Geneva Circle		
Nashville, TN 37209		

FOR AND 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 ACKNOWLEDGED, WE,

WILLIAM EUGENE MCGINNIS, II AND EDGAR JAMES MCGINNIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JULIA HUNTER-MCGINNIS

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

SEE EXHIBIT "A"

This is improved property known as 3405 Geneva Circle, Nashville, TN 37209

Witness our hand on this 4th day of February, 2011

William Eugene McGinnis II
William Eugene McGinnis II

Edgar James Mcginnis
Edgar James McGinnis

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: William Eugene McGinnis II and Edgar James McGinnis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that William Eugene McGinnis II and Edgar James McGinnis executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of February, 2011

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans: T20110010324 DEEDQC
Recvd: 02/18/11 10:56 2 pgs
Fees: 12.00 Taxes: 0.00
20110218-0013942

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 126, PLAN OF COLLEGE HILL SUBDIVISION, SECTION 5, as shown on plat of record in Plat Book 2900, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed from Carmelia Cammon Brooks and John E. Brooks, Sr. to Charles W. McGinnis and wife, Eugenia M. McGinnis as recorded on the 29th day of November, 1993 in Book 9165, Page 438 and Quit Claim Deed from Eugenia Mobley McGinnis to Julia Hunter-McGinnis, William Eugene McGinnis, II and Edgar James McGinnis as recorded on the 1st day of February, 2006 in Instrument No. 20060201-0012480, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF COLLEGE HILL SUBDIVISION, SECTION 5, as recorded in Plat Book 2900, Page(s) 42, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).