FORM NO. WD-1

BOOK 6482 PAGE 709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 7/8/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Crawford, P.C., Suite 900, 2100 West End Avenue, Nashville, Tn 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Sanders, III (NAME)	James J. Sanders, III (NAME)	129-3-12
222 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	222 Robin Hill Road (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clifton K. Meador, Jr., Aubrey A. Meador, Ann G. Meador and Elizabeth G. Meador, all unmarried, except Clifton K. Meador, Jr., whose wife joins in this conveyance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Sanders, III and wife, Pamela W. Sanders,

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:

Being Lot No. 23 on the Plan of West Meade Farms, Inc., Section I, of record in Book 1424, page 47, Register's Office for said County.

Said Lot No. 23 fronts 357.3 feet on the easterly side of Robin Hill Road, and runs back 470.8 feet on the northerly line, and 367.7 feet on the southerly line, to a dead line, measuring 367 feet thereon, containing 2.8 acres, more or less.

Being the same property conveyed to Helen Meador by deed from Clifton K. Meador of record in Book 5499, page 770, Register's Office for Davidson County, Tennessee, pursuant to decree by the First Circuit Court of Davidson County, Tennessee, in Civil Action No. 95334. The said Helen Meador having since died, unmarried, testate, and by will of record in Will Book 148, page 490, Probate Court Clerk's Office for Davidson County, Tennessee, said property is vested in Clifton K. Meador, Jr., Aubrey A. Meador, Ann G. Meador and Elizabeth G. Meador, as devisees under said will.

Mary Cornelia P. Meador has joined in the execution of this instrument for the express purpose of consenting to the terms hereof and conveying any interest she may have in the property by reason of marriage or otherwise, as the wife of Clifton K. Meador, Jr. The property above described is not the usual place of residence for any of the grantors.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 1427, page 19, said Register's Office.
2. The Plan of record in Book 1424, page 47, said Register's Office, shows an Owner's Certificate, a 100-foot minimum building setback line from Robin Hill Road and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved (X) unimproved ( ) property, known as 222 Robin Hill Road, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 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 hand s this 24th day of January, 1985

Clifton K. Meador, Jr. by Jeanne Zerfoss, Attorney-in-fact

Mary Cornelia P. Meador by Jeanne Zerfoss, Attorney-in-fact

Aubrey A. Meador, by Jeanne Zerfoss, Attorney-in-fact

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1068 1/2 1/2 01/28 396.50- CHECK

I, James Ross Cheshire, III, as Co-Executor of the Estate of Helen Keahey Allen Meador, hereby join in the execution of this deed for the limited purpose of conveying any interest I may have in the property by reason of my having been appointed Co-Executor of the Estate of Helen Keahey Allen Meador, without making any representation or warranty as to the title or rights of the parties therein.

James Ross Cheshire, III

JAMES ROSS CHESHIRE, III, CO-EXECUTOR OF THE ESTATE OF HELEN KEAHEY ALLEN MEADOR

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, JAMES ROSS CHESHIRE, III, with whom I am personally acquainted, or who proved his identity by satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 24th day of January, 1985.

Sharon L. Andrews

NOTARY PUBLIC

My commission expires: Nov. 1, 1987

(seal)

RUSH

I. 7. 9. 6 6 7.

IDENTIF. REFERENCE

JAN 28 3 44 PM '85

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*** Ann G. Meador by Jeanne P. Zerfoss, Attorney-in-fact
Ann G. Meador by Jeanne P. Zerfoss, Attorney-in-fact

Elizabeth G. Meador by Jeanne Zerfoss, Attorney-in-fact
Elizabeth G. Meador by Jeanne P. Zerfoss, Attorney-in-fact

See Powers of Attorney filed simultaneously with this instrument.

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 Jeanne P. Zerfoss, with whom I am personally acquainted, or who proved her identity by satisfactory evidence, who executed the foregoing instrument in behalf of Clifton K. Meador, Jr. and wife, Mary Cornelia P. Meador, Aubrey A. Meador, Ann G. Meador and Elizabeth G. Meador, and who acknowledged that she executed the same as the free act and deed of said Clifton K. Meador, Jr. and wife, Mary Cornelia P. Meador, Aubrey A. Meador, Ann G. Meador and Elizabeth G. Meador.
Witness my hand and official seal.

My commission expires: 7/18/87

(seal)

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6482 PAGE 711

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 396.50-
7068A01/28/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.T. 9.6.6.7.

IDENTIF. REFERENCE

JAN 28 3 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104597