Send Tax Bills To:

James D Meadows
Ashland City Road
White Bluff, Tn.

This Instrument Prepared By:

THOMAS E. FOX, Attorney
405 Main Street
Franklin, TN 37064

Map 102, Parcel 12

BOOK 6567 PAGE 773

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **S. P. Lowry and Louise G. Lynch**, hereinafter known as Grantors, have this day bargained and sold and do hereby transfer and convey unto **James D. Meadows and Mark Steve Meadows**, their heirs and assigns, hereinafter known as Grantees, the following described tract or parcel of land (each Grantor conveying a one-half undivided interest) lying, located and being in the County of Davidson, Tennessee, and more particularly bounded and described as follows, to-wit:

> BEING part of Lot No. 3 and a small part of Lot No. 2 in the Subdivision of the S.T. Davidson Tract as of record in Plan Book 2, page 166 of the Chancery Court of Davidson County, TN, described as follows: Beginning in the center of the River Road and running thence N 11 3/4°E 400 ft. to a stone; thence N 50°E 100 ft. to a box elder; thence N 76½°W 840 ft. to a stone and pointers in Plumblee's line; thence with Plumblee's line S 2 3/4°W 721 ft. to the center of River Road; thence in the center of River Road N 84½°E 700 ft. to the beginning, containing 10.06 acres, according to a survey made by Erle Drake, County Surveyor, November 16, 1918.
>
> BEING the same property conveyed to Mrs. Lillie Ann Sanders Porch as evidenced by deed of record in Book 1339, Page 608, RODC, TN, and inherited by her two daughters, Dean Porch, who conveyed her one-half interest to Louise G. Lynch in two deeds: one of record in Book 5914, page 945, RODC, TN, and the other in Book 6567, Page 769, RODC, TN and Polly Porch Lowrey, one and the same person as Polly Porch Lowry, whose interest was acquired by her husband, S. P. Lowry, upon her dying intestate without issue.

There is included in the foregoing description but excluded from this conveyance two tracts or parcels of land previously conveyed by our mother during her lifetime, bounded and described as follows:

> TRACT 1: Beginning at a point in the middle of River Road and running thence N 15-00 E 538 ft. to a stake; the N boundary line of Lillie Ann Sanders Porch, and thence with the N boundary line S 75°30'E 224.5 ft. to a box elder, the NE corner of the Lillie Ann Sanders Porch lands, and thence with the E boundary line of the Lillie Ann Sanders Porch lands S 52°W 103.4 ft. to a stake and thence S 14°15'W 400 ft. to the center of the River Road, and thence with the River Road S 86.30 W, 173.5 ft. to the beginning, containing by survey 2 acres.

3483

This said transfer is made subject to the following covenant and agreement: that running with the land no dance hall, beer tavern, or place where other intoxicants are sold, or other place contributing to immorality, shall be erected or conducted on the said lands, for a period of twenty years. There is a further agreement that the seller shall retain a one-half interest in any mineral, oil or gas rights to be taken from the lands here transferred. As evidenced by Book 1494, page 27, RODC, TN.
NOTE: For release of mineral rights reserved in this two acre tract, see Deed of record in Book 5697, Page 496, RODC, TN.

TRACT 2: Being part of Lot No. 3 on the Plan of the Subdivision S. T. Davidson Tract, as of record in Plan Book 2, Page 166, Chancery Court of Nashville, described according to a survey made by George T. Watkins, surveyor, October 29, 1953, as follows: Beginning at a point in the center of River Road at the SW corner of the property conveyed to Bert L. Tarkington and wife, by deed from Mrs. Lillie Ann Sanders Porch, of record in Book 1494, page 27, RODC, TN; thence with the western boundary line of said Tarkington property, N 13°E 539 ft. to the southern boundary line of the property conveyed to Jordan; thence with Jordan's southern boundary line, N 76°30'W 115 ft. to an iron pin; thence S 13°W 578 ft. to the center of said River Road; thence with the center of said road N 84°30'E 122 ft. to the beginning, containing 1.5 acres, more or less. Being part of the property conveyed to Mrs. Lillie Ann Sanders Porch by deed from Martin Thomas O'Brien and wife, of record in Book 1339, Page 608, RODC, TN. It is understood and agreed in the contract with the deed that no business in which the sale of liquor is made, or general entertainment or night club shall be established any time on the premises. As evidenced by deed of record in Book 2249, page 319, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND EACH OF THE GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of a one-half undivided interest in said land in fee simple, has a good right to convey it, and that it is unencumbered.

AND EACH OF THE GRANTORS DOES FURTHER COVENANT and bind themselves, their heirs and assigns, to warrant and forever defend the title to a one-half undivided interest in the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 28 day of May, 1985.

S. P. LOWRY

LOUISE G. LYNCH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Thomas E Fox, a Notary Public in and for said County and State, the within named ~~Sxx Rxx Lowxy~~ and Louise G. Lynch, 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 contained therein.

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Witness my hand and official seal on this 28 day of May, 1985.

Thomas E Fox
NOTARY PUBLIC

My Commission Expires: 6-26-'88

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Louise G Meadows
Affiant

Subscribed and sworn to before me this the 29th day of May, 1985.

Dana Davis
NOTARY PUBLIC

My commission expires: 7-18-87

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 S. P. Lowry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, on this 29th day of May, 1985.

Dana Davis
NOTARY PUBLIC

MY COMMISSION EXIRES: 7-18-87

J 0 8 4 0 1

IDENTIFICATION REFERENCE

MAY 29 3 05 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 178.50-
2483A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0840 T IDENTIF. REFERENCE

Mar 29 3 05 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 139060