THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Marty D. Meadows and Jeffrey L. Meadows 303 Farris Dr. Goodlettsville, Tn. 37072	SAME	Map 18 Parcel 102

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LONZIE FERGUSON and wife, KARON FERGUSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said MARTY D. MEADOWS and JEFFREY L. MEADOWS, a Tennessee General Parntership, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 31, 1983, and known as Job No. 83-147 as follows:
>
> BEGINNING at an iron pin set on the easterly margin of Brick Church Pike, said point of beginning being the Southernmost corner of this tract; thence with the margin of the said Brick Church Pike N 44° 43' 43" W 177.84' to a point; thence N 46° 04' 59" W 142.16' to an iron pin which is 1461.94' southerly from the intersection of the centerlines of Brick Church Pike and Hitt Lane as measured along the center of Brick Church Pike; thence leaving the margin of the said Pike N 28° 26' 10" E 737.99' to an iron pin; thence S 82° 49' 04" E 352.56' to an iron pin in a fence corner; thence with a fence S 29° 28' 53" W 345.69' to an iron pin in the fence; thence S 32° 04' 10" W 74.68' to an iron pin in the fence; thence S 29° 32' 30" W 535.19' to the point of beginning, containing 6.16 acres, more or less.
>
> Being the same property conveyed to Lonzie Ferguson, et ux, Karon Ferguson, by deed from William L. Vecchione, et ux, Judy P. Vecchione, of record in Book 6591, page 776, Register's Office for Davidson County, Tennessee.
>
> This property is subject to a private water line easement along the northerly boundary line and this conveyance includes the use of a private water line easement from the northeast corner to Hitt Lane.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986, City, State & County taxes, assumed in full by the GRANTEES.

2. Restrictive covenants contained in the deed of record in Book 6115, page 513, said Register's Office, as follows:

A. Any improvements will have a minimum of 1200 sq. feet of living area (single family)

B. No mobile home, house trailers or basement homes or unfished houses-any temporary or permanent.

3. Subject to a private water line easement along the northerly line and this conveyance includes the use of a private water line easement from the northeaset corner to Hitt Lane.

4. Letter from Metropolitan Government of Nashville & Davidson County, Tennessee, Board of Health as to sewage soil absorption system, of record in Book 6557, page 418, said Register's Office, copy attached.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 13th day of January, 1986.

Lonzie Ferguson
LONZIE FERGUSON

Karon Ferguson
KARON FERGUSON

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 LONZIE FERGUSON and KARON FERGUSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 13th day of January, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6702 PAGE 613

The actual consideration or value, whichever is greater, for this transfer is $ 22,500.00 .

Marty D Meadows
Affiant

Sworn to and subscribed before me, this the 13th day of January, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

6 8 0 7 1

IDENTIFICATION REFERENCE

JAN 15 8 49 AM '86

FELIX A. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6762 PAGE 617

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68871.

IDENTIFICATION REFERENCE

JAN 15 8 19 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 210632