This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
C. Wayne Meadows and Edward R. Phillips One Northchase 1000 Northchase Drive Goodlettsville, TN 37072	Same	Map 171 Parcels 96, 147

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Buford E. Anthony and wife, Thelma Patricia Anthony (hereinafter referred to as the "Grantors"), do hereby transfer and convey unto C. Wayne Meadows and Edward R. Phillips, as Tenants-in-Common (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) Easement for sanitary sewers and/or storm draining of record in Book 7883, page 311, Register's Office for Davidson County ("RODC"); (3) Codes Administration Agreement of record in Book 6012, paged 981, RODC; (4) Application of Greenbelt Assessment of record in Book 8886, page 794, RODC; and (5) all visible easements and encroachments. Grantors further covenant and bind themselves, their heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantors have set their hands, this 25th day of April, 1994.

BUFORD E. ANTHONY

THELMA PATRICIA ANTHONY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, R. Chancellor Allen, a Notary Public in and for the County and State aforesaid, personally appeared Buford E. Anthony, with whom I am personally acquainted, the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of April, 1994.

Notary Public

My commission expires:
Nov. 20, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, R. Chancellor Allen, a Notary Public in and for the County and State aforesaid, personally appeared Thelma Patricia Anthony, with whom I am personally acquainted, the within named bargainor, and that she acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of April, 1994.

Notary Public

My commission expires:
Nov. 20, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Nine Hundred Fifty-Six Thousand Three Hundred Seventy and no/100 Dollars ($956,370.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 25th day of April, 1994.

NOTARY PUBLIC

My commission expires:

March 21, 1998

43298
IDENTIF. ↑ REFERENCE

94 APR 27 AM 10:28

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

j:\meadows\anthony\warranty.dee

FAX POWERS MEMO
LEGIBILITY OF WRITING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

BOOK 9324 PAGE 401

Legal Description

Anthony Property

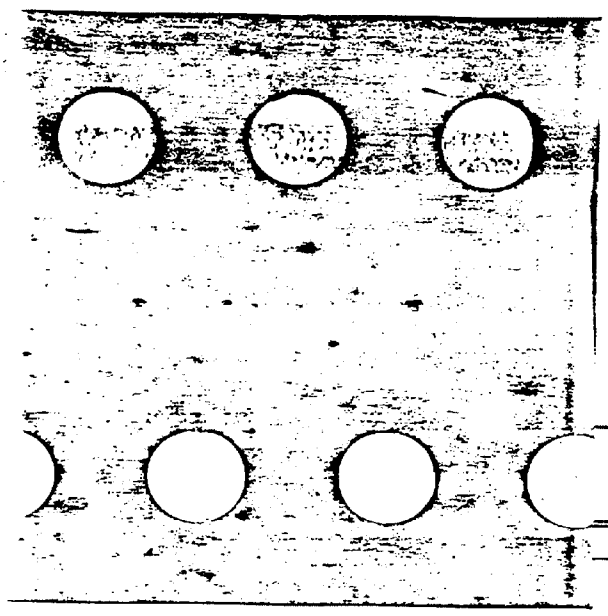
Being a 27.272 more or less acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being the Buford E. Anthony et ux Property as evidenced by deed of record in Book 5909 page 547, and Book 8466 page 662, Register's Office Davidson County, Tennessee, and a portion of the Buford E. Anthony et ux Property of record in Book 7316, page 854, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument found on the southeasterly right-of-way of Saddlewood Lane at its southerly terminus, as shown on the plan of Saddlewood, as of record in Book 5200, page 128, Register's Office Davidson County, Tennessee, said monument being further described as being in the northwesterly line of property retained by Buford E. Anthony et ux as evidenced by deed of record in Book 3612 page 469, Register's Office Davidson County, Tennessee; thence with the common line of the herein-described tract and said Anthony Property the following calls:
South 61 degrees 22 minutes 57 seconds West a distance of 19.00 feet to a concrete monument found; thence South 28 degrees 35 minutes 57 seconds East a distance of 463.03 feet to an iron pin set in the westerly line of Cottonport Plantation, Phase Two, the plan for which is of record in Book 7900 page 950, Register's Office Davidson County, Tennessee; thence with the westerly line of said Cottonport Plantation, Phase Two, and Cottonport Plantation, Phase Three, as of record in Book 7900 page 951, Register's Office Davidson County, Tennessee, South 32 degrees 56 minutes 48 seconds West a distance of 88.46 feet to an iron pin set; thence continuing South 26 degrees 50 minutes 16 seconds West a distance of 686.74 feet to an iron pin found at the southwesterly corner of Lot 52 on said plan of Cottonport, Phase Three, said iron pin being on the county line between Davidson and Williamson Counties; thence with the northerly line of the Buford E. Anthony et ux Property of record in Deed Book 128 page 19, Register's Office Williamson County, Tennessee, and with said Davidson/Williamson County Line, North 59 degrees 53 minutes 39 seconds West a distance of 24.61 feet to an iron pin set; thence continuing North 57 degrees 08 minutes 28 seconds West a distance of 435.64 feet to an iron pin set; thence continuing North 57 degrees 11 minutes 48 seconds West a distance of 421.25 feet to a concrete county line monument found; thence continuing North 57 degrees 25 minutes 24 seconds West, passing an existing monument at 11.75 feet, a total distance of 389.23 feet to an iron pin set at the southerly corner of Lot 32 on the plan of Cloverland Estates, Section Two, the plan for which is of record in Book 5190 page 185, Register's Office Dacidson County, Tennessee; thence with the easterly line of said plan of Cloverland Estates, Section Two, North 68 degrees 11 minutes 45 seconds East a distance

of 224.43 feet to an iron pin set; thence continuing North 13 degrees 09 minutes 04 seconds West a distance of 424.21 feet to an iron pin found in the southerly line of Brelan Park Subdivision, Section Two, of record in Book 7900 page 615, Register's Office Davidson County, Tennessee; thence with said line of Brelan Park, Section Two, South 82 degrees 10 minutes 31 seconds East a distance of 293.00 feet to an iron pin found; thence with the easterly line of said Brelan Park, Section Two, North 21 degrees 30 minutes 56 seconds East a distance of 446.16 feet to a concrete monument found; thence with the common line of the herein-described and the afore-mentioned plan of Saddlewood, the following calls; South 47 degrees 11 minutes 50 seconds East a distance of 418.00 feet to a concrete monument found; thence North 60 degrees 54 minutes 55 seconds East a distance of 225.16 feet to an iron pin set; thence continuing South 28 degrees 37 minutes 03 seconds East, crossing the southwesterly terminus of Saddlewood Lane at 270.00 feet, a total distance of 320.00 feet to the point of beginning, containing 27.272 acres, more or less.

3657 04/27 0101 03CHECK 3559.68

TOTAL P.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

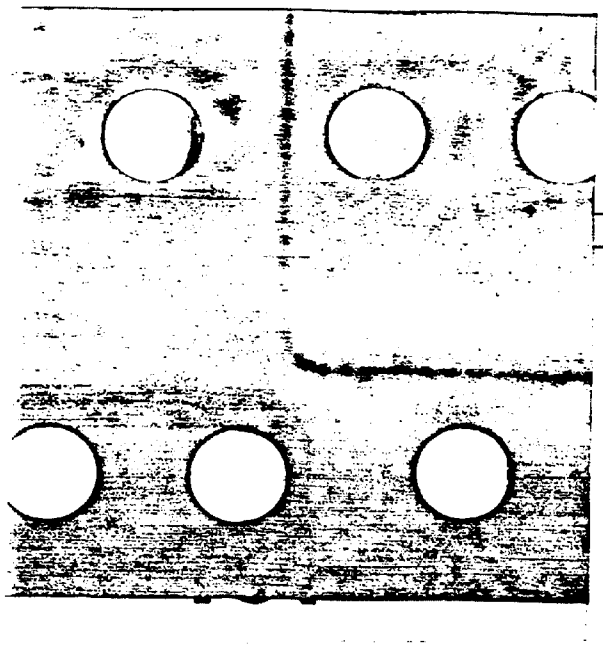
RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 403

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
			CAMT	956370.00
			CON TX	3538.68
			PRFEE	1.00
			WDEED	20.00
			TOTAL	3559.68
04/27/94	01	10:29 0001	CHECK	3559.68



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43298
IDENTIF. & REFERENCE

94 APR 27 AM 10: 28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783781