0241758

IDENTIF. + REFERENCE

This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street, Suite 100
Franklin, TN 37064

96 OCT 31 AM 9:16

FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Cecil L. Davis Patti A. Davis 302 Derr Drive Goodlettsville, TN 37072	Same	18-109.00

BOOK 10243 PG 285

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Thomas J. Meador, a single person,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Cecil L. Davis and Patti A. Davis, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND lying in the 10th Civil District of Davidson County, TN, City of Goodlettsville, TN, and being more particularly described as follows:
> BEGINNING at an iron pin in the northerly right of way margin (25 ft. from centerline) of Moncrief Avenue, said pin being the southwesterly tip of a triangular lot owned by John W. Poteet and being of record in Book 4596, page 727, RODC, TN, and also being a corner of the John W. Poteet property of record in Book 6171, page 361, RODC, TN, thence with the north margin of Moncrief Avenue, S 75 deg. 12'40"W, 125.00 ft. to an iron pin; thence with new lines and leaving said road N 34 deg. 55'12"W 120.00 ft. to an iron pin at the base of a 6" cedar tree; thence N 51 deg. 37'00"E 115.00 ft. to an iron pin; thence S 35 deg. 47'10"E 170.00 ft. to the point of beginning, containing 16,805.74 square feet (0.386 acre), more or less.
>
> BEING the same property conveyed to Anthony A. Smith and wife, Cynthia P. Smith by deed from John W. Poteet and wife, Cora G. Poteet, of record in Book 6417, page 344, Register's Office of Davidson County, TN. AND BEING also the same property conveyed to Thomas J. Meador by tax sale from the State of Tennessee and County of Davidson, Metropolitan Government, of record in Book 9219, page 10, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 1996 County and City taxes have been paid.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

BOOK 10243 PG 286

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.

This unimproved property is known as: .386 acre, Moncrief Avenue, Goodlettsville, TN 37072.

WITNESS MY HAND THIS 30th DAY OF OCTOBER, 1996 IN FRANKLIN, TENNESSEE.

Thomas J. Meador
SELLER: Thomas J. Meador

by: Brenda Wilhoite
Brenda Wilhoite, Atty.-in-Fact**

**See Power of Attorney being recorded simultaneously with this instrument.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Brenda Wilhoite,** with full power of attorney on behalf of Thomas J. Meador, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of October, 1996 in Franklin, TN.

Margaret Ann Smith
Notary Public

My Commission Expires: 4/1/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $13,500.00.

Gail L. Davis
Affiant

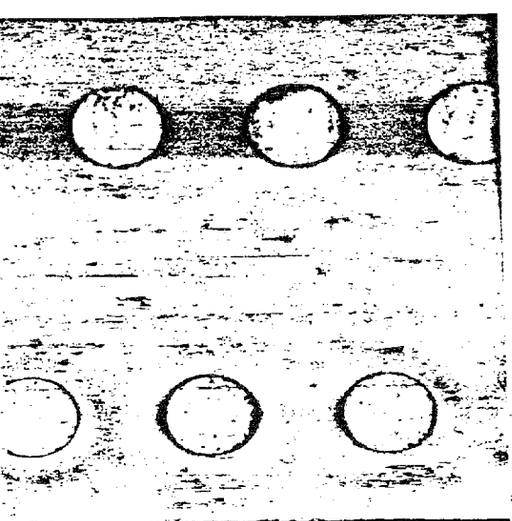
Sworn to and subscribed to me, the undersigned, this 30th day of October, 1996, in Franklin, Tennessee.

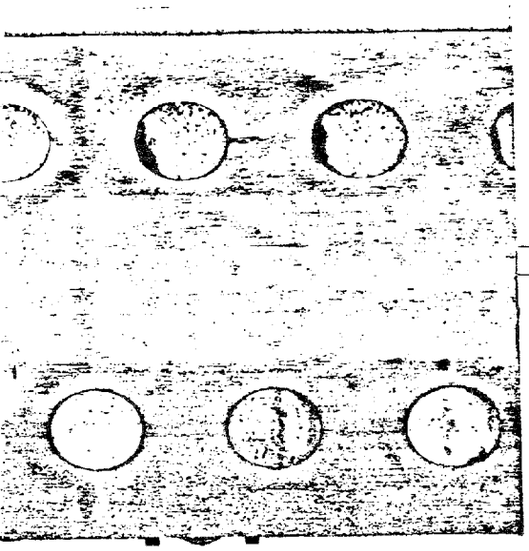
Margaret Ann Smith
Notary Public

My Commission Expires: 4/1/97

5122 10/31 0941 03CHECK

58.95





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

RECEIVED OF _____

FOR _____

BOOK 10243 PG 287

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 13500.00
CON TX 49.95
PRFEE 1.00
WDEED 8.00
TOTAL 58.95
CHECK 58.95

10/31/96 01 09:17 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241758
IDENTIF. ↑ REFERENCE

96 OCT 31 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083072