0247923

BOOK 10263 PG 475 IDENTIF. # REFERENCE

96 NOV 19 PM 2:02

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **November, 1996, by and between HENRY G. EZELL and MARY S. EZELL, HUSBAND AND WIFE, Grantors, and WILLIAM C. MEADOWS and BARBARA S. MEADOWS, HUSBAND AND WIFE, Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, HENRY G. EZELL and MARY S. EZELL, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said WILLIAM C. MEADOWS and BARBARA S. MEADOWS, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 1003 HORSESHOE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Henry G. Ezell
HENRY G. EZELL
Signature of Seller

Mary S. Ezell
MARY S. EZELL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **HENRY G. EZELL and MARY S. EZELL, HUSBAND AND WIFE** , the within named bargainors, 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 therein contained.

Witness my hand, at office, this **15th** day of **November, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WILLIAM C. MEADOWS and BARBARA S. MEADOWS
1003 HORSESHOE DRIVE
NASHVILLE, TN 37216

Property Address:

1003 HORSESHOE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAMEW

Parcel #: MAP 061-15, PARCEL 002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$44,600.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

William C Meadows
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 59 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's office for said County.

BEING the same property conveyed to HENRY G. EZELL and MARY S. EZELL, HUSBAND AND WIFE by deed of record in Book 4072, page 126, Register's Office for DAVIDSON County, Tennessee.

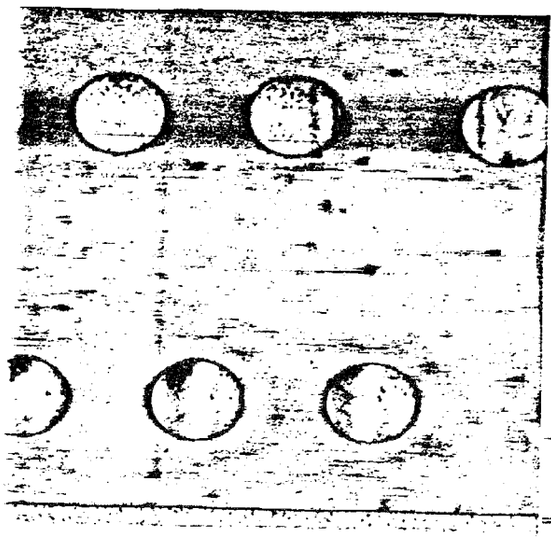
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 061-15, PARCEL 002, 572.63).

2. All matters set forth on the Plan of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 1492 AND 1414, Page 151 AND 99, RESPECTIVELY, Register's Office for DAVIDSON County, Tennessee.

6933 11/19 0101 03CHECK 178.02



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

RECEIVED OF _____

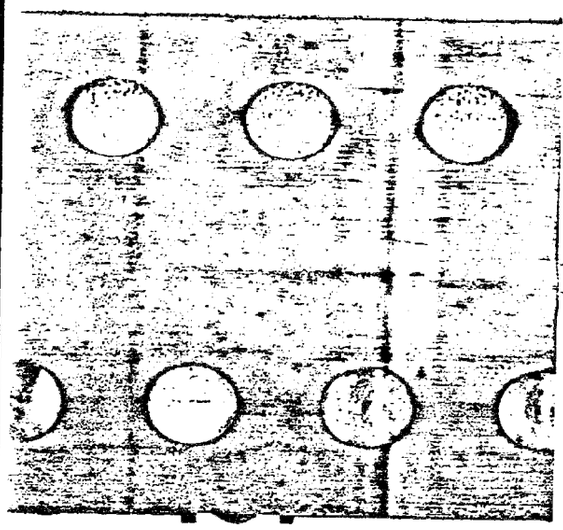
FOR _____

BOOK 10263 PG 478

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 44600.00
				CON TX 165.02
				PRFEE 1.00
				WDEED 12.00
				TOTAL 178.02
				CHECK 178.02
11/19/96	01			14:04 0001 6933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0247923
IDENTIF. & REFERENCE

96 NOV 19 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089650