Instr:200004250040783 Page: 1 OF 3
REC'D FOR REC 04/25/2000 11:02:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $102.86

NEW OWNER:

MEADOWS PROPERTIES, LLC
1535 Interstate Dr
Cookeville, TN 38501

THIS INSTRUMENT PREPARED BY:

mail

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: 00-0337

Map 60-11 Group A Parcels 59.00 & 71.00

D E E D

FOR AND IN CONSIDERATION of the sum of **Twenty-Seven Thousand Eight Hundred and 00/100 Dollars ($27,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATT WARD A/K/A HENRY MATTHEW WARD and wife, PATRICIA ANN PORTERFIELD WARD** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MEADOWS PROPERTIES, LLC** ("Grantee"), its successors and/or assigns, forever, the following tracts or parcels of land, situated and lying in Field Book 12DZ in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Known as Lot No. 59 and Lot No. 71 as shown on the plat entitled "Final Plat Section Four Pine Ridge" dated March 11, 1996, prepared by Statewide Home Service, Inc., 530 Third Avenue South, Suite Ten, Nashville, Tennessee 37210 of record in Book 6900, Page 189 and Book 9700, Page 178 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Matt Ward by Special Warranty deed dated February 7, 1996 from Union Planters Bank of Middle Tennessee, N.A. of record in Book 9981, Page 699 in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and/or assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 189 and Plat Book 9700, Page 178, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND **I, PATRICIA ANN PORTERFIELD WARD**, spouse of the said **MATT WARD A/K/A/ HENRY MATTHEW WARD** , for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of April, 2000.

Matt Ward
MATT WARD A/K/A HENRY MATTHEW WARD

Patricia Ann Porterfield Ward
PATRICIA ANN PORTERFIELD WARD
by Henry Matthew Ward
Attny in fact
BY HENRY MATTHEW WARD AS ATTORNEY IN FACT FOR PARTICIA ANN PORTERFIELD WARD AS APPEARS OF RECORD IN BOOK 10056, PAGE 810 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MATT WARD A/K/A HENRY MATTHEW WARD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2000.

NOTARY PUBLIC

My commission expires: 10/12/2003

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MATT WARD A/K/A HENRY MATTHEW WARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **PATRICIA ANN PORTERFIELD WARD** the within-named bargainor, as the free act and deed of the said **PATRICIA ANN PORTERFIELD WARD.**

WITNESS my hand and official seal at office, this 18th day of April, 2000.

NOTARY PUBLIC

My commission expires: 10/12/2003

****

The actual consideration or value, whichever is greater, for this transfer is **$27,800.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of April, 2000.

NOTARY PUBLIC

My commission expires: 10/12/2003