STATE OF TENNESSEE

COUNTY OF DAVIDSON

Instr:200007030065636 Page: 1 OF 4
REC'D FOR REC 07/03/2000 10:01:04AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Albert Caproni, III, 750 Hammond Drive, Bldg. 7, Ste. 200, Atlanta, Georgia 30328

ADDRESS NEW OWNER: *	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shelley G. Merideth and Carl A. Merideth, Co-Trustees of The Revocable Living Trust of Thomas and Mildred Gaines	Ms. Shelley Merideth	Map 96-12
9075 Nesbit Lakes Drive	9075 Nesbit Lakes Drive	Parcel 12
Alpharetta, GA 30022	Alpharetta, GA 30022	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land together with all improvements, structures and fixtures located thereon, lying and being in Davidson County, Tennessee (hereinafter referred to as the "Property"), as more particularly described in the Exhibit "A" attached hereto and by this reference incorporated herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $58,000.00.

Subscribed and sworn to before me this
the 15 day of June, 2000

Thomas G. Gaines
Affiant

My Commission expires: My Comm. Exp. 12/25/00
(Affix Seal)

Deborah P. Whitlow
Notary Public

This is unimproved ( ) property, known as 520 Stewart's Ferry Pike, Nashville
improved (X)

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in Exhibit "B" attached hereto and by this reference incorporated herein.

* Grantee is Shelley G. Merideth and Carl A. Merideth, Co-Trustees of The Revocable Living Trust of Thomas and Mildred Gaines.

AND GRANTORS SHALL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantors have executed this document under seal the day and year first above written.

GRANTORS:

Thomas O. Gaines (SEAL)
Thomas O. Gaines

STATE OF Georgia
COUNTY OF Elbert

Personally appeared before me, Leandra Nessel, a Notary Public in and for said County and State, the within named Thomas O. Gaines, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elberton, Georgia, this 7th day of June, 2000.

Leandra M. Nessel
Notary Public

My Commission Expires November 18, 2003

My Commission Expires: _____

Mildred J. Gaines (SEAL)
Mildred J. Gaines

STATE OF Georgia
COUNTY OF Elbert

Personally appeared before me, Leandra Nessel, a Notary Public in and for said County and State, the within named Mildred J. Gaines, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elberton, Georgia, this 7th day of June, 2000.

Leandra M. Nessel
Notary Public

My Commission Expires November 18, 2003

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hickory Bend Section I, of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 11 fronts 78 feet on the south side of Stewarts Ferry Pike and extends back 110 feet on the east line and 150 feet on the west line to a dead line in the rear on which it measures 87.7 feet.

Being the same property conveyed to W. J. Brazil and wife, Wyvona Brazil, by deed from Hickory Bend Construction Company, Inc., of record in Book 3464, page 619, Register's Office for Davidson County, Tennessee and the same property conveyed to Thomas O. Gaines and wife, Mildred J. Gaines, by deed fromW. J. Brazil and wife, Wyvona Brazil, of record in Book 4225, page 301, Register's Office for Davidson County, Tennessee .

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1) Rights or claims of parties in possession not shown by the public records;

2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises;

3) Easements, or claims of easements, not shown by the public records;

4) Any lien, or right to a line, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; and

5) Taxes or special assessments which are not shown as existing liens by the public records.