File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE 01-8-42-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 399,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: ~~May 28~~ 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN P. MEEHAN	"NEW OWNERS"	MAP 178
(NAME)	(NAME)	
8800 Old Harding Pike		PARCELS 004 & 039
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GLENN G. DUKES, SR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN P. MEEHAN AND WIFE, DEBORA MEEHAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of West New Highway 96 and the southerly line of the property conveyed to M.J. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County, Tennessee; thence with said margin of West New Highway 96, in a southerly direction, South 7 deg. 29' E, 42.8 feet to a point, the beginning of a curve; thence continuing with said margin, with a curve having a chord of South 27 deg. 00' E, 243.6 feet to a point; thence South 20 deg. 56' W, 160.3 feet to a point; thence South 7 deg. 02' W, 115.00 feet to a point; thence leaving said westerly margin of West New Highway 96, in the westerly direction, North 84 deg. 28' W, 660.2 feet to the center of the South Harpeth River; thence with the meanders of the center line of South Harpeth River, in a northeasterly direction, North 17 deg. 46' E, 154.1 feet; thence North 34 deg. 34' E, 330.6 feet; thence North 36 deg. 54' E, 96.3 feet to the southerly line of said property conveyed to Groves; thence leaving said River, with Groves' southerly line, in an easterly direction, South 88 deg. 12' E, 395.0 feet to a westerly margin of West New Highway 96 and the point of beginning.

TRACT 2:
A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by

CONTINUED

unimproved ( )
This is improved (X) property, known as 8800 Old Harding Pike, Franklin, TN 37064
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness my hand this 31st day of August 2001

GLENN G. DUKES, SR.

Davidson County DEEDWARR
Recvd: 09/06/01 16:40 2pgs
Fees:13.00 Taxes:1478.15

20010906-0096939

LEGAL DESCRIPTION CONTINUATION

Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of East Fork Creek and the northerly margin of Old Harding Pike; thence with the meanders of the centerline of East Fork Creek, in a northerly direction, North 11 deg. 57' W, 341.9 feet; thence North 27 deg. 39' E, 257.1 feet; thence North 7 deg. 34' E, 178.0 feet; thence North 13 deg. 42' W, 223.7 feet; thence North 50 deg. 36' W, 99.9 feet; thence North 78 deg. 34' W, 137.4 feet; thence North 64 deg. 20' W, 283.5 feet to the centerline of South Harpeth River; thence with the meanders of the centerline of South Harpeth River, North 17 deg. 46' E, 120.8 feet; thence leaving said South Harpeth River, in an easterly direction, South 84 deg, 28 ' East 655.7 feet to a point in the westerly margin of Old Harding Pike; thence with said margin of Old Harding Pike, in a southerly direction South 7 deg. 34' W 970.2 feet to a point, the beginning of a curve to the right; thence continuing with said margin and curve, said curve having a chord of South 23 deg. 43" W 283 feet, a length of 287.1 feet to the point of beginning.

BEING the same property conveyed to Glenn G. Dukes, Sr. and wife, Cheryl A. Dukes, by Deed from Aubrey Gregory, an unmarried man, of record in Book 11416, Page 327, Register's Office for Davidson County, Tennessee. The said parties having since divorced. The property was further conveyed to Glenn G. Dukes, Sr., by Quitclaim Deed from Cheryl A. Dukes, of record in Instrument No. 20010703-0070674, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein; and being subject to a Deed of Trust in favor of Regions Mortgage, Inc., of record in Book 11416, Page 331; a Deed of Trust in favor of Regions Bank of Tennessee, of record in Book 11416, Page 344; and a Deed of Trust in Favor of Franklin National Bank, of record in Instrument No. 20010703-0070675, all of record in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN G. DUKES, SR., UNMARRIED, the bargainor, 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 Brentwood, Tennessee, this 31st day of August, 2001.

My Commission Expires: ~~May 28, 2003~~ 1/14/04

Notary Public