WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: May 30, 2004 (AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/21/01 11:43 2pgs
Fees:13.00 Taxes:506.90

20010921-0102459

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra M. Mathewson (NAME)	Union Planters Bank, N.A. (NAME)	MAP 105-05-0
3901 Murphy Road (ADDRESS)	7130 Goodlett Farms Parkway (ADDRESS)	PARCEL 134.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Terri W. Meagher and husband, Paul Meagher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra M. Mathewson, an unmarried person

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:

LAND in Davidson County, Tennessee being Lot No. 14 on the Plan of Richland Realty Co's Subdivision of Lots No 328-329 & 356 in Westlawn Subdivision of record in Plat Book 421, Page 79, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur R. Breece and wife, Gladys F. Breece, by Deed from Clyde A. Myatt and wife, Lorene Delores Myatt, of record in Book 2283, Page 181, Register's Office for Davidson County, Tennessee. The said Arthur R. Breece since having predeceased Gladys M. Breece. Gladys M. Breece died January 11, 2001, her Will being of record in Will Book 1663, Page 304978, Probate Court of Davidson County, Probate Docket #01P-1324. Under said Will, the real property being devised to Terri White Meagher and further Quitclaimed by Beverly Finley and Cheryl Galbreath, Executrix of the Estate of Gladys M. Breece to Terri W. Meagher of record as Instrument No. 200106050058293, Register's Office for Davidson County, Tennessee.

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.

unimproved ( )
This is improved (X) property, known as 3901 Murphy Road, Nashville, TN 37209
(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 our hand s this 14th day of September, 2001

Terri W. Meagher

Paul Meagher

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 Terri W. Meagher and husband, Paul Meagher

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 14th day of September, 2001.

Commission expires _____

Notary Public

JIM VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30 2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

Continuation of Legal Description

Paul Meagher, spouse of the above named Terri W. Meagher, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.