Davidson County DEEDWARR
Recvd: 10/30/01 14:14 2pgs
Fees:13.00 Taxes:999.00
20011030-0118252

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427064

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
A. Harrison Johnson, Jr., **Trustee**	**New Owner At Same Address**	Map: **117-09-0**
213 5th Avenue North		Parcel: **042.00**
Nashville, TN 37219		**7DA-35645**

For and in Consideration of the sum of $ **270,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, Patrick Wallace Meacham, a married person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

A. Harrison Johnson, Jr., as Trustee with full power under the 2804 Wembledon Trust, dated 24 October 2001

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 2** on the plan of the Resubdivision of Lots 1, 2, and 3, Block 7, on the **Map of Woodmont Estates**, as of record at **Plat Book 8250, page 510,** Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 11506, page 177, and***, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2001 property taxes in the amount of $1,932.76 are a lien and are now DUE AND PAYABLE. 2000 property taxes, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 117-090-042.00; Field Book Number: 7DA-35645, at the street address of 2804 Wembledon Rd., Nashville, TN 37215.

2. Declaration of Restrictive Covenants as of record at Book 9882, page 542, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 8250, page 510 said Register's Office.

4. ~~Restrictive Covenants of record at Book 1049, page 28,~~ **easement** as **described** in instruments ~~at Book 1153, page 121, and~~ Book 1318, page 254, said Register's Office.

***Book 9887, page 155 and Book 9542, page 715**

Gwendolyn Dawn Meacham, the spouse of the said grantor, Patrick Wallace Meacham, does hereby join in this deed to waive any interest in the hereinabove described property and/or the proceeds therefrom and to expressly convey to the grantee any right, title, and/or interest she has or may have in the hereinabove described property by virtue of her marital status with said grantor.

mggaston:clsdocs.warrantydeed

This is **UNimproved** property known as: 2804 Wimbledon Rd., Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hands on this **28th** day of **October**, 20 **01**

Patrick Wallace Meacham

Gwendolyn Dawn Meacham

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ **270,000.00**.

A. Harrison Johnson, Jr., Trustee — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 10-29-01

My Commission Expires: 10-25-2001

Notary Public: Marbut Glenn Gaston

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

Patrick Wallace Meacham **and wife,** Gwendolyn Dawn Meacham

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **October 28, 2001**.

My Commission Expires: **10-25-2003**

Notary Public: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public