PICK-UP

This instrument prepared by:
L. Gino Marchetti, Jr.
TAYLOR PIGUE MARCHETTI & McCASKILL, PLLC
2908 Poston Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/09/02 15:25 2pgs
Fees:13.00 Taxes:370.00
20020109-0003614

GENERAL WARRANTY DEED

FROM:
James Abbott Martin
6724 River Road Pike
Nashville, TN 37209

TO NEW OWNER:
Don Meadows
1326 Baptist World Center
Nashville, TN

Send Tax Bills To::
Same

Map / Parcel No.
101 / 96.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, James Shannon Abbott ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Don Meadows ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Tract No. 2 on the survey by S.W. Hutchison, Surveyor, dated March 8, 1962 and lying on the westerly side of the present River Road and described as follows:

Beginning at a point in River Road at the southwest corner of Tract No. 1 as shown on the survey above mentioned, said point being approximately 582 feet from an iron spike at the northerly corner of said Tract No. 1 and said point being the southeasterly corner of the property conveyed to Dee Williams Demoss, by deed from John W. Hess and Lawrence N. Stevens of record in Book 3347, Page 29, Register's Office for Davidson County, Tennessee; thence with the southerly line of the said Dee Williams Demoss property, north 60 degrees 30 minutes west, passing a stake in the line on the westerly margin of said River Road 134 feet to a stake, which stake marks the northeasterly corner of Tract No. 3 of said survey; thence with the easterly line of said Tract No. 3, south 37 degrees west, a distance of 294 feet to a stake, the southeasterly corner of Tract No. 3 and in the line of J.W. Hess and Lawrence N. Stevens remainder, thence South 56 degrees 30 minutes East 258.4 feet, more or less to a point in the present River Road, a hackberry in line on the westerly margin of Road; thence with said Road as follows: North 13 degrees East 132 feet to a point; thence North 14 degrees East 188 feet, more or less to the point of beginning.

Being the same property conveyed to James Shannon Abbott by deed of record in Book 10811, Page 282, said Register's Office.

This is improved property also known as 6724 River Road Pike, in Nashville, Davidson County, Tennessee 37209.

The consideration for this transfer includes a payment by Grantee of $7,000.00 and the assumption of all known debt, taxes and mortgages applicable to said property.

DRAFTER'S DISCLAIMER: This instrument is being prepared at the request of both the Grantor and Grantee and is based upon information supplied by them except for the description, which was copied from the deed referenced in the derivation clause.

This conveyance is subject to all matters affecting the property contained in (a) any recorded Declaration of Protective Covenants, Conditions or Restrictions; (b) any recorded easements; (c) any limitations, building setback lines or reservations shown on any recorded plat; (d) any laws, ordinances or regulations imposed by any governmental authority; and (e) any real estate taxes for the current year which have not yet been paid and any such taxes levied in the future.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever expect claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this 8th the day of January, 2002.

By: James Shannon Abbott

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named James Shannon Abbott the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of January, 2002.

Notary Public

Commissions Expires: 1-03-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property conveyed (whichever is greater) is $100,000.

Don Meadows

Sworn to and subscribed before me this the 8th day of January 2002.

Notary Public

My Commission Expires: 1-03-03