FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Michael E. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 20 02

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Berry (NAME)	Georgia Bank & Trust Co. of (NAME)	MAP 60-11-0-A
616 Merrylodge Court (ADDRESS)	1321 Murfreesboro Rd; Suite 701 (ADDRESS)	PARCEL 51 CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Meadows Properties, Successor by merger to Meadows Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Berry, unmarried

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:

BEING Lot No. 71, on the Plan of Final Plat, Section Four, Pine Ridge, of record in Plat Book 9700, Page 178, amending Plat Book 6900, Page 189, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Meadows Properties, LLC by deed from Matt Ward, a/k/a Henry Matthew Ward and wife, Patricia Ann Porterfield Ward, of record in Instrument 200004250040783, Register's Office for said County. The said Grantor, Meadows Properties, hereby executes this deed as Successor by merger to Meadows Properties, LLC.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7108, Page 1; Book 10886, Page 791; Instrument 200003070023333; Book 7108, Page 22; and Book 10886, Page 805, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 178, amending Plat Book 6900, Page 189, said Register's Office.

Power of Attorney of Record in Instrument # 20020403 0040557, said Registers Office.

This is improved (X) property, known as 616 Merrylodge Court, Nashville, TN 37207 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 29th day of March, 20 02

Meadows Properties
By: Greg Lofton, AIF Son Donny Meadows
Donny Meadows, Partner, By: Greg Lofton, AIF
Attorney In Fact

Davidson County DEEDWARR
Recvd: 04/03/02 13:47 2pgs
Fees:13.00 Taxes:325.60

20020403-0040559

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

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(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

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, Greg Lofton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged Donny Meadows to be a Partner of Meadows Properties, the within named bargainor, and that he, Greg Lofton, executed the within instrument on behalf of Donny Meadows, Partner as his Attorney in Fact as the free act and deed of the within named Donny Meadows, Partner.

Witness my hand and official seal at Nashville, Tennessee the 29th day of March, 2002.

My Commission Expires: 1/29/05

