Davidson County DEEDWARR
Recvd: 04/12/02 11:50 3pgs
Fees:18.00 Taxes:111.00
20020412-0045564

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Stephen F. Meade	New Owner	82-3-82
355 Nichols Lane		
Gallatin, TN 37066		

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FOR AND IN 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

Ruth Griggs, Executrix of the Estate of Jennie Mae Pewitt Mencer and Robert Mencer, Nona Yates and Victory Mencer, as heirs and devises of the Estate of Jennie Mae Pewitt Mencer, deceased

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Stephen F. Meade, a married man
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 164, on the Plan of Sharpe & Horn's Second Addition, of record in Plat Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Mencer and wife, Jennie Mae Pewitt Mencer by Deed of record in Book 2956, Page 601, Register's Office for Davidson County, Tennessee. Edward Mencer a/k/a William Edward Mencer having since died on March 1, 2000, in Davidson County, Tennessee, leaving the property to Jennie Mae Pewitt Mencer. Jennie Mae Pewitt Mencer (unmarried) having since died on January 21, 2002, in Davidson County, Tennessee.

Pursuant to the Last Will and Testament of Jennie Mai Mencer a/k/a Jennie Mae Pewitt Mencer, Probate file No. 02-P478, Davidson County, Tennessee, the property was conveyed to her surviving children Robert Mencer, Nona Yates and Victory Mencer.
This conveyance is subject to all restrictions and easements of record.
The property conveyed herein is not the marital residence of the Grantors.
This is improved property known as 904 North 2nd Street Nashville TN 37207.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 4 DAY OF APRIL, 2002.

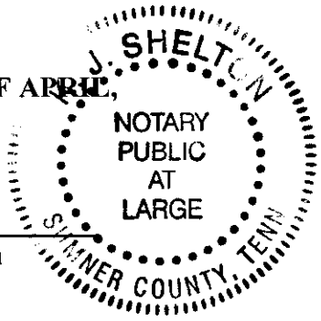
Ruth Griggs — Robt Mencer
Ruth Griggs, Executrix **Robert Mencer**

Nona Yates — Victory P. Mencer
Nona Yates **Victory Mencer**

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME ROBERT MENCER AND NONA YATES, AS HEIRS AND DEVISES OF THE ESTATE OF JENNIE MAE PEWITT MENCER, DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 9th DAY OF APRIL, 2002.



Notary Public K. J. Shelton

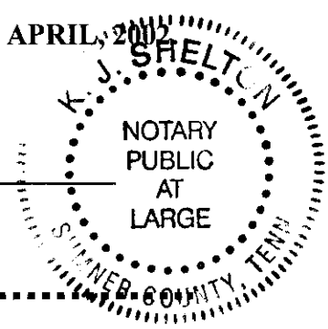
MY COMMISSION EXPIRES: 08/24/03

My Commission Expires AUG 24, 2003

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, RUTH GRIGGS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JENNIE MAE PEWITT MENCER, DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE EXECUTRIX OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 9th DAY OF APRIL, 2002.



Notary Public K. J. Shelton

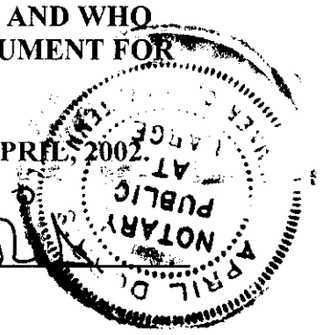
MY COMMISSION EXPIRES: 08/24/03

My Commission Expires AUG 24, 2003

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME VICTORY MENCER, AS AN HEIR AND DEVISE OF THE ESTATE OF JENNIE MAE PEWITT MENCER, DECEASED, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 5 DAY OF APRIL, 2002.



Notary Public

MY COMMISSION EXPIRES: 10-6-2004

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Stephen J. Meade
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2002.

K. J. Shelton
Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELT
NOTARY PUBLIC AT LARGE
SUMNER
My Commis... 24, 2003