WARRANTY DEED

MEADOWS HOMES-H02170

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,900.00

Patrick Mccoy
Affiant

Subscribed and sworn to before me, this DAY OF

Notary Public

MY COMMISSION EXPIRES: 4/6/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Meadows Homes	Same.	60-11-A-46
(NAME)	(NAME)	
Lot 76 Pineridge Subdivision		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MATT WARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MEADOWS HOMES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Lot No. 76, Pine Ridge Subdivision, Section 4, of record in Plat Book 9700, page 178, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Matt Ward by Deed from Union Planters Bank of Tennessee filed for record on 02/16/96, in Book 9981, page 699, said Register's Office.

This is improved (X) property, known as Lot 76 Pineridge Subdivision, Nashville, Tennessee
unimproved ( ) (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 my/our hand(s) this day of, May 1, 2002

Matt Ward

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matt Ward, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro (city), Tn (state), this day of, 1st Day of May 2002

Notary Public

My Commission Expires: 9-22-02

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 05/20/02 15:17 1pgs
Fees:13.00 Taxes:51.43
20020520-0061584