Davidson County DEEDWARR
Recvd: 06/24/02 11:14 2pgs
Fees:13.00 Taxes:473.60
20020624-0075522

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
The Home Closing Company, Inc.
2834 Azalea Place
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Christopher B. Cooper
706 Old Hickory Blvd
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Union Planters Bank
P.O. Box 2127
Memphis, TN. 38101-2127

MAP-PARCEL NOS.
Map No. 114
Parcel No. 129.02

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Edward D. Meadows, Jr., Individually and as Executor of the Estate of Mildred E. Meadows**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher B. Cooper and Kimberly I. Baltz**, hereinafter called the Grantee, their heirs, representatives and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, the same being 490 feet from the northerly margin of Charlotte Pike; thence with the margin of Old Hickory Boulevard, north 1° 00' west 60 feet to a point; thence north 89° 17' east 235 feet, more or less, to a point; thence south 20° 15' west 62 feet, more or less, to an iron pin; thence south 89° 17' west 215 feet to the point of beginning, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Mildred Meadows by deed from E. D. Meadows, of record in Book 5082, page 793, Register's Office for Davidson County, Tennessee. Mildred Meadows died testate on June 20, 1996, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on August 12, 1996 at Cause No. 96P1302. Edward D. Meadows, Jr. qualified as Executor of the Estate of Mildred E. Meadows and he does hereby execute this deed pursuant to the authority granted to him pursuant to the aforesaid will. Further conveyed to Edward D. Meadows, Jr., by Quit Claim Deed, from Teresa Duke Meadows, conveying her 1/2 interest in said property, recorded simultaneously herewith.

This conveyance is subject to for the year 2002 and subsequent years and all matters of record including restrictions, easements, declarations, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 706 Old Hickory Blvd., Nashville, Tennessee 37209

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF EDWARD D. MEADOWS, Jr.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of May, 2002.

Edward D. Meadows, Jr., Individually and as
Executor of the Estate of Mildred E. Meadows

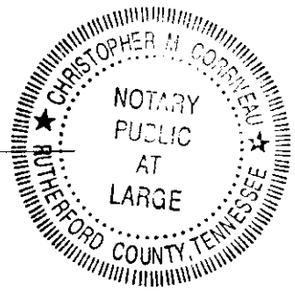
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. Meadows, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal, this 28th day of May, 2002.

C.M. Corriveau

NOTARY PUBLIC



My Commission Expires: June 18th, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

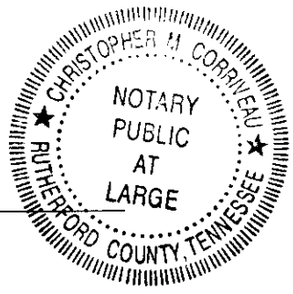
The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me this
28th day of May, 2002.

C.M. Corriveau

Notary Public



My commission expires: June 18th, 2005