Prepared by Randle S. Davis, Lassiter, Tidwell & Hildebrand, PLLC, 150 4th Ave No., #1850, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Edward D. Meadows, Jr. 1025 Monroe St. Nashville, TN 37208	Edward D. Meadows, Jr. 436 Kinhawk Dr. Nashville, Tn 37211-2809	81-16- 193

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, Edward D. Meadows, Jr., Executor of the Estate of Mildred E. Meadows (hereinafter referred to as GRANTOR), which is currently being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. **96P-1302**, does hereby grant, transfer, and convey unto Edward D. Meadows, Jr. (hereinafter referred to as GRANTEE), his successors and assigns, all of Grantor's right, title and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

(See Legal Description attached as Exhibit "A")

This is improved property known as 1025 Monroe Street, Nashville, Tennessee 37211.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered. GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

Witness my hand this 8 day of August, 2002.

Edward D. Meadows, Jr.

Davidson County DEEDWARR
Recvd: 08/15/02 13:41 2pgs
Fees:12.00 Taxes:0.00
20020815-0098992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Randle S. Davis, a Notary Public in and for said County and State, personally appeared Edward D. Meadows, Jr., as Executor for the Estate of Mildred E. Meadows, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 09-25-04

{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409}

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

By: Edward D. Meadows, Jr.

Sworn to and subscribed before me this 8 day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 09-25-04

EXHIBIT A

Being Lot No. 86 on the Plan of McGavock, Wetmore and Others First Additional called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Mildred E. Meadows by deed from Edward D. Meadows, Sr., of record in Book 5109, Page 479, Register's Office for Davidson County, Tennessee.

The above legal description was taken from the prior deed. A title search was not conducted.