WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 12:39 2pgs
Fees:13.00 Taxes:81.40

20021118-0142683

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JAN. 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Doug Brooks	**Same as Owner**	104.00
(NAME) **9248 Brushboro Drive**	(NAME)	**Parcel 40.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, I, **BARRY MEADOR AND FAY MEADOR**, TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUG BROOKS AND DENNY STAMPS**, 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:

Beginning at a large beech tree on the west of the county road, being the corner of J. W. Campbell's tract, running north 28 ½ degrees east 10 poles to a point in the middle of said road; thence, north 70 degrees east 8.66 poles; thence north 49 ½ degrees west 6 poles; thence south 39 degrees west 8 poles; thence south 77 ½ degrees west 8 poles; thence south 43 ½ west 17.92 poles to a point in said County Road; thence north 74 ½ degrees west 24.24 poles to the point of beginning containing 2.09 acres.

Being the same property conveyed to Ruby A. Sturgis and husband, Paul Sturgis by deed from Joe M. Bruce and wife, Odell Turner Bruce of record in Book 1715, page 568, dated May 3, 1949, recorded May 5, 1949, Register's Office for Davidson County, Tennessee. Paul Sturgis died intestate October 1985. Ruby A. Sturgis died intestate on April 10, 2001. Their place of residence and homestead at the time of their death was 1651 Campbell Road, Goodlettsville, Tennessee 37072. Their only heir-at-law and son, Carlton Meador died intestate May 30, 2001. Carlton C. Meador left surviving Barry Meador, son and Fay Meador, spouse as heirs to the estate.

This conveyance made subject to (a) all conditions, restrictions, easements and all other matters of record in the Register's Office for Davidson County, Tennessee, (b) 2002 real property taxes which have been prorated and assumed by the grantee(s), said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1651 Campbell Rd., Goodlettsville, TN 37072
(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 hand this the 12 day of November, 2002.

Barry Meador

Fay Meador

STATE OF New York
COUNTY OF Jefferson

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Barry Meador and Fay Meador with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Watertown New York this 12 day of November, 2002.

Commission expires: 4-26-2003

Fern L. Semione
Notary Public

FERN L. SEMIONE
Notary Public, State of New York
Qualified in Jefferson County
My Commission Expires 4-26-2003