Davidson County DEEDWARR
Recvd: 12/16/02 12:24 2pgs
Fees:13.00 Taxes:314.50

20021216-0154484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Subscribed and sworn to before me, this 4th day of December, 2002.

My Commission Expires:

Affiant

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
1418 West Main Street, B
Lebanon, TN 37087

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
David L. Dunaway, Sr. 4304 Saunders Ave. Nashville, TN 37216 MAP & PARCEL NO. 19-061.06-0-044.00	NEW OWNER

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Angela Draper as Executrix of the Last Will and Testament of Eva M. Meador; Angela Draper, Individually; Linda Roark, and Michael R. Meador,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

David L. Dunaway, Sr.,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 137, on the Plan of Gra Mar Acres, Section One, as shown by plat of record in Plat Book 2123, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James H. Meador and wife, Eva Maria Meador, by Deed from Lucian P. Cummings and wife, Evelyn J. Cummings, dated 12/13/58, recorded 12/16/58, in Book 2858, Page 563, of the Register's Office for Davidson County, Tennessee.

The said James H. Meador having deceased April 11, 1987. The said Eva Maria Meador having deceased July 6, 2002.

Further being the same property conveyed to Angela Draper, individually and as Executrix of the Last Will and Testament of Eva M. Meador, and Linda Roark and Michael R. Meador by Last Will and Testament of Eva M. Meador, executed 05/29/90, filed 10/07/02, as #02P-1698, in the Clerk's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 4304 Saunders Ave., Nashville, TN 37216

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 4th DAY OF December, 2002.

Angela Draper, Executrix of the Last Will and Testament of Eva M. Meador

Angela Draper, Executrix of the Last Will and Testament of Eva M. Meador

Angela Draper

Angela Draper, Individual

Linda Roark

Linda Roark

Michael R. Meador

Michael R. Meador

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2002, before me personally appeared Angela Draper, Executrix and Individual, Linda Roark, and Michael R. Meador, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ^, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the ^ of ^, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the ^ day of ^, 2001.

My Commission Expires:

Notary Public