STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 2002

_____
Notary Public

MY COMMISSION EXPIRES 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/23/03 09:24 2pgs
Fees:13.00 Taxes:286.75
20030123-0009560

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian G. Garrett, unmarried
(NAME)

1023 Maynor Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

New Owner
(NAME)

(STREET ADDRESS)

(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
72-6-17

FOR AND IN 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, Marjorie Louise Saltsman Meadows, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian G. Garrett, unmarried, 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:

TRACT 1:
Lots 48 on the Map of Maynor Place, a plan of which is of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

Said Lot 48 fronts 60 feet on the north side of Maynor Avenue and runs back between parallel lines 160 feet to a deed line in the rear.

Being the same property conveyed to Marjorie Louise Saltsman Meadows (also known as Marjorie Louise Meadows or Marjorie L. Meadows by Affidavit of Inheritance from August James Meadows, of record in Instrument No. 200109250103662, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved ( )
This is improved (XX) property, known as 1023 Maynor Avenue, Nashville, TN 37216.

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. Whenever 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 23rd day of December, 2002.

Marjorie Louise Saltsman 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 Marjorie Louise Saltsman Meadows, the bargainor, 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, this 23rd day of December, 2002.

Commission expires 3/25/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282