Davidson County DEEDWARR
Recvd: 02/19/03 10:27 3pgs
Fees:18.00 Taxes:298.59
20030219-0021399

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER: M.. Lee Barrett Jr.
2549 Woodberry Drive
Nashville, TN 37214

SEND TAX BILLS TO:

MAP/PARCEL NO: 95-12-57

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Anna Deane Meeks** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 02P 227 unto the Grantee, **M. Lee Barrett** Jr., Married, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ann J. Meeks a/k/a Anna Deane Meeks**, deceased, described as follows:

See attached legal description

This is improved property known as 2549 Woodberry Drive, Nashville, TN 37214

Said Property is conveyed subject to 2003 County Taxes and any restrictions or easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Anna Deane Meeks its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of January 2003.

Peggy D. Mathes, Adm.
Peggy D. Mathes, Administrator

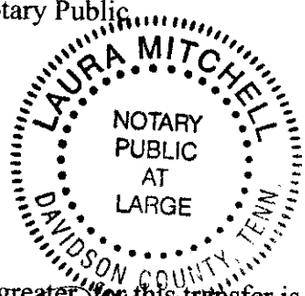
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January 2003, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Anna Deane Meeks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Anna Deane Meeks, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 29th day of January 2003.

My commission expires: 5/28/06

Laura Mitchell
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

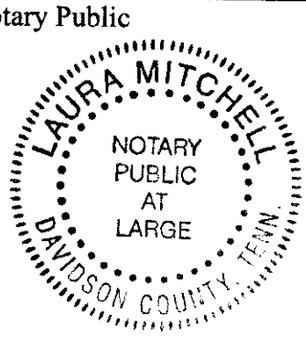
The actual consideration or value, whichever is greater, for this transfer is $80,700.00.

Peggy D. Mathes
Affiant

Subscribed and sworn to before me this 29th day of January 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06



Legal Description

Being Lot Number 72, on the Plan of Woodberry Park Subdivision as of record in Plat Book 2133, Page(s) 117-119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold J. Meeks and wife Anna J. Meeks by Deed as of record in Book 2441, Page 117, Register's Office for Davidson County, Tennessee.
The said Harold J. Meeks having predeceased Anna J. Meeks.