Davidson County DEEDWARR
Recvd: 07/31/03 15:57 2pgs
Fees:13.00 Taxes:1054.13

20030731-0108950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 2003.

Notary Public

CHRISTINE L. LUND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 8·2·05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew E. Maher and Mary E. Reynolds
4609 General Lowery Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 131-10, Parcel 41.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edwin Murray Meadows and wife, Kristin O. Meadows**, hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew E. Maher and wife, Mary E. Reynolds**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Section Two, First Addition, Seven Hills, of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edwin Murray Meadows and wife, Kristin O. Meadows, by Warranty Deed from Ethel Parks Cook, of record in Instrument No. 200303040028140, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4609 General Lowery Drive , Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of July, 2003.

Edwin Murray Meadows
by Kristin O. Meadows
Edwin Murray Meadows attorney in fact

Kristin O. Meadows
Kristin O. Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 30th day of July, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin O. Meadows with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Edwin Murray Meadows and who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Edwin Murray Meadows

Witness my hand and official seal this 30th day of July, 2003.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

08999-SH