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Davidson County DEEDWARR
Recvd: 10/31/03 08:20 3pgs
Fees:18.00 Taxes:4255.00
20031031-0159972

FROM: Irby C. Simpkins, Jr. and wife, Muriel Robinson Simpkins

TO: James R. Meadows and wife, Patricia Meadows

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James R. and Patricia Meadows	Same	Map 117-13-B
408 Hyde Park		Parcel 9
Nashville, Tennessee 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

x James R. Meadows Jr.
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2003.

Stephen C Baker
Notary Public

STEPHEN C BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: 7/21/07

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Irby C. Simpkins, Jr. and wife, Muriel Robinson Simpkins, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto James R. Meadows and wife, Patricia Meadows, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 408 on the Plat of the Resubdivision of Lot Nos. 134 and 408 Abbottsford, a Planned Unit Development, of record in Book 6050, page 343, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Irby C. Simpkins, Jr. and wife, Muriel Robinson Simpkins, by deed from Stephen C. Baker,

Trustee, of record as Instrument No. 20030610-0079832, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government Taxes, which have been prorated.

2. Declaration of Restrictive Covenants and Reciprocal Easements, of record in Book 6478, page 177, as amended in Book 6530, page 242, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6537, page 303, said Register's Office.

4. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Book 8106, page 1, as amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, and further amended by Instrument No. 20010502-0045152, as re-recorded as Instrument No. 20010514-0049648, said Register's Office.

5. Restrictions contained in the instrument of record in Book 7384, page 376, said Register's Office.

6. All matters shown on the plan of record in Book 6050, page 343, said Register's Office.

7. Water Line easement of record in Book 1037, page 572, and Book 1286, page 690, said Register's Office.

8. Storm water detention agreement of record in Book 6555, page 328, said Register's Office.

This is improved property located at 408 Hyde Park, 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 29th day of October, 2003.

Irby C. Simpkins, Jr.

Muriel Robinson Simpkins

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 Irby C. Simpkins, Jr. and Muriel Robinson Simpkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 29th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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