THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22340-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $311,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: J. Craig Palmer 3709 Estes Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.12 Parcel No. 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia C. Williams Meadows, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Craig Palmer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3709 Estes Road, Nashville, TN 37215

JAMES R. MEADOWS, JR., the spouse of PATRICIA C. WILLIAMS MEADOWS, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said PATRICIA C. WILLIAMS MEADOWS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2004.

Patricia C. Williams Meadows

James R. Meadows, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia C. Williams Meadows and James R. Meadows, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 03/02/04 10:59 2pgs
Fees:13.00 Taxes:1150.70

20040302-0023415

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly half of Lot No. 6 and the northerly half of Lot No. 7 of Block D on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, said Register's Office.

Said parts of Lots Nos. 6 & 7 front together 100 feet on the westerly side of Estes Road and run back between parallel lines, 155 feet to a deadline.

Being the same property conveyed to Patricia C. Williams by deed dated February 21, 1985 from Terri Merryman, unmarried of record in Book 6498, page 573, Register's Office for Davidson County, Tennessee. Patricia C. Williams is now known as Patricia C. Williams Meadows.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) All matters appearing on the Plan of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.