WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 15:39 2pgs
Fees:13.00 Taxes:382.95

20040318-0031140

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM T. CANTRELL NOTARY PUBLIC AT LARGE IN ROBERTSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Russell Meadows (NAME)	New Owner (NAME)	MAP 036-00
5684 Higdon Road (ADDRESS)	(ADDRESS)	PARCEL 015.00
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ralph Meadows and wife, Patsy Meadows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Russell Meadows and wife, Nancy E. Meadows

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:

Description

Land in the Fourteenth Civil District of Davidson County, Tennessee, according to a survey dated June 22, 1981, and prepared by Donald R. Carver, Registered Land Surveyor, License No. 271, and described as follows:

Beginning at a railroad spike in the center of Higdon Road, said point being South 0 degrees 15 minutes East 50.00 feet from the southwest corner of a tract of land conveyed in Deed Book 4729, page 996, Register's Office for said County; thence South 66 degrees 56 minutes East 692.27 feet to an iron pin: thence South 9 degrees 00 minutes West 242.00 feet to an iron pin in Griffin's north line and in the southerly margin of Cotton Patch Road, being an unimproved road lying entirely within the boundaries of this described tract; thence with Griffin's north line North 86 degrees 30 minutes West 595.00 feet to a spike in the center of Higdon Road: thence with the center of said Road, North 16 degrees 45 minutes East 106.00 feet, North 4 degrees 15 minutes West 100.00 feet, and North 9 degrees 00 minutes West 276.00 feet to the point of beginning, containing 4.84 acres, more or less.

Being the same property conveyed to Ralph Meadows and wife, Patsy Meadows by deed from Kenneth Gammon and wife, Sue C. Gammon, of record in Book 5567. page 649, Register's Office for Davidson County, Tennessee, and by Order of the Chancery Court of record in Book 5819, page 619, and Book 5925, page 691, said Register's Office.

Being the same property conveyed to Ralph Meadows and wife, Patsy Meadows by deed dated 08-17-82, from Robert Taylor Ladd Jr and wife, Linda Ladd, filed for record on 08-17-82, in Book 5925, page 691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Meadows and wife, Patsy Meadows by deed dated 02-15-80, from Kenneth Gammon and wife, Sue Gammon, filed for record on 02-19-80, in Book 5567, page 649, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easement contained in instrument of record in Book 7709, page 613, Book 10220, page 696, said Register's Office. (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 5684 Higdon Road, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 s this 10th day of March, 2004

Ralph Meadows

Ralph Meadows

Patsy Meadows

Patsy 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 Ralph Meadows and wife, Patsy Meadows

the bargainor s, 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 and official seal at Old Hickory, Tennessee, this 18th day of March, 2004

Commission expires June 10, 07

Notary Public

WILLIAM T. CANTRELL NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

WILLIAM T. CANTRELL NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.