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. 22461-03-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me this 26th day of March, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Carl E. Meier Sallyanne M. Meier 4825 Timberhill Drive Nashville, TN 37211	**Send Tax Bills To:** Union Planters Bank 1900 Charles Bryan Rd. Cordova, TN 38016	**Tax Information:** Map No.146.08 Parcel No. 019.00

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, **Leonard A. Carbary and wife, Barbara A. Carbary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl E. Meier and wife, Sallyanne M. Meier** ("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 4825 Timberhill Drive, Nashville, Tennessee 37211

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 26th day of March, 2004.

Leonard A. Carbary

Barbara A. Carbary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Leonard A. Carbary and Barbara A. Carbary**, 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 26th day of March, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 03/30/04 15:05 2pgs
Fees:13.00 Taxes:703.00

20040330-0035705

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Two Elysian Meadows Addition as of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard A. Carbary etux Barbara A. Carbary by deed dated June 21, 1993 from Gregory B. Harrell etux Juanita L. May-Harrell of record in Book 8990, page 137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 2859, page 403;
3) All matters appearing on the Plan of record in Book 2663, page 101, Register's Office for Davidson County, Tennessee.