PICK-UP

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 06/30/04 12:52 3pgs
Fees:18.00 Taxes:536.50
20040630-0077732

WARRANTY DEED

Grantor: **Thomas J. Meador**

Grantee: **Donna M. Shadrake**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Donna M. Shadrake 530 Fairlane Drive Nashville, TN 37211	**Map and Parcel No. (s):** 118-4, 93

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Donna M. Shadrake Affiant	Subscribed and sworn to before me, this 30th day of June, 2004. Notary Public My Commission Expires: Sept 22, 2007.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash, and other good and valuable consideration the receipt of which is acknowledged, **Thomas J. Meador**, an unmarried person, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Donna M. Shadrake**, an unmarried person ("Grantee"), her successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns forever. Grantor does hereby covenant that he 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 for 2004 metropolitan property taxes and as may be otherwise disclosed on Exhibit A.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the Property to Grantee, her successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has signed this Deed on his 30th day of June, 2004.

Thomas J. Meador

Thomas J. Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas J. Meador**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2004.

D. Jefferson Herring

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot. No. 10, Section 2, on the Plan of Hurdwood Heights, of record in Book 2330, page 38, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Thomas J. Meador from George Gabrielli by deed of record in Book 7516, page 270, Register's Office for Davidson County, Tennessee.

This property is subject to all matters shown in the Plan of Record of Hurdwood Heights, of record in Book 2330, page 38, which record reflects an owner's certificate, certain setback lines, and easements, reference to which plan is hereby made for the exact location and dimensions thereof.

This is improved property known as 530 Fairlane Drive, Nashville, TN 37211.

C:\Docs\GP\Shadrake\Deed.wpd