Davidson County DEEDWARR
Recvd: 07/02/04 11:54 2pgs
Fees:13.00 Taxes:308.95

20040702-0079146

WARRANTY DEED

G-UTC-04-1315

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBIN MURRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	
Amanda Gansberger	National Bank of Commerce	
1315 Saturn Drive	115 29th Avenue South	120-6-21
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN MEIGS AND WIFE, STAR MEIGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA GANSBERGER AND NICK LYTLE, BOTH UNMARRIED, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 152 fronts 60 feet on the south side of Saturn Drive and runs back between lines, 280 feet on the south east line and 281.2 feet on the west line to a dead line in the rear on which it measures 82.5 feet.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from Albert William Manning and wife, Lela G. Manning to the State of Tennessee of record in Book 3675, page 483, said Register's Office.

Being the same property conveyed to Stephen Meigs, unmarried, by deed from A.W. Manning and wife, Lela G. Manning executed on October 11, 1993 of record in Book 9112, page 33, Register's Office for Davidson County, County, Tennessee. Said Stephen Meigs having since married to Star Meigs. Said Star Meigs joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 1315 Saturn Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of June, 2004.

Stephen Meigs

Star Meigs

STATE OF Tennessee
COUNTY OF Davidson

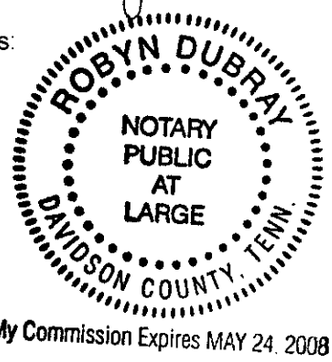
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Meigs and Star Meigs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903