Davidson County DEEDWARR
Recvd: 07/22/04 15:48 3pgs
Fees:18.00 Taxes:242.95

20040722-0088033

WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,662.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 2004

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Clayton (NAME)	New Owner (NAME)	MAP 030-00-0
4948 Laws Rd. (ADDRESS)	(ADDRESS)	PARCEL 188.00
Whites Creek, TN 37189 (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, Rena Joe Dixon and wife, Vera Faye Dixon, Wonnie Meador, Deborah Lynn Richardson, Shirley Ann Rand, Bettie Carolyn Brockette, Stephen Randall Meador, ***

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark E. Clayton

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Joe Dixon Subdivision, of record in Plat Book 6050, Page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Willie D. Meador and wife, Wonnie Meador an undivided two-thirds interest, as tenants in common and not as joint tenants by Warranty Deed from Rena Joe Dixon and wife, Vera Faye Dixon of record in Book 6476, page 791, Register's Office for Davidson County, TN The said Willie D. Meador having since died intestate, a resident of Davidson County, Tennessee, on May 6, 1990 leaving his only heirs-at-law as Wonnie Meador, Vera Faye Dixon, Shirley Ann Rund, Bettie Carolyn Brockette, William Dvid Meador, Stephen Randall Meador, Deborah Lynn Richardson and Beverly Susan Buckley. Rena Joe Dixon and wife, Vera Faye Dixon, conveys their remaining one-third, (1/3) interest, retained and conveyed to them, of record in Book 4361, page 987, and Book 4999, page 418, said Register's Office.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

*** William David Meador and Beverly Susan Buckley

unimproved ( )
This is improved (X) property, known as 4948 Laws Road, Whites Creek, TN 37189
(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 13th day of July, 2004

Rena Joe Dixon — Wonnie Meador — Deborah Lynn Richardson

Vera Faye Dixon — Shirley Ann Rand — Bettie Carolyn Brockette

Signatures Continued Page Two

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 Rena Joe Dixon and wife, Vera Faye Dixon, Wonnie Meador, Deborah Lynn Richardson, Shirley Ann Rand, Bettie Carolyn Brockette, Stephen Randall Meador

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 Goodlettsville Tennessee this 13th day of July 2004.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON 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

My Commission Expires SEPT. 22, 2007

Signature Continuation:

Stephen Randall Meador
Stephen Randall Meador

William David Meador
William David Meador

By: Vera Faye Dixon
Vera Faye Dixon, His Attorney in Fact

Beverly Susan Buckley
Beverly Susan Buckley

By: Vera Faye Dixon
Vera Faye Dixon, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared VERA FAYE DIXON, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of BEVERLY SUSAN BUCKLEY and WILLIAM DAVID MEADOR, the within named bargainor(s), as their attorney in fact, and being authorized so to do, acknowledged that SHE executed the same as the free act of BEVERLY SUSAN BUCKLEY and WILLIAM DAVID MEADOR.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of July, 2004.



NOTARY PUBLIC