State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $21,500.00.

Subscribed and sworn to before me, this 3rd day of August, 2004.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N13362

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/05/04 10:50 2pgs
Fees:13.00 Taxes:79.55
20040805-0094210

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Fred Meador		NAME: Fred Meador	
STREET ADDRESS: 107 & 109 Lewis Street		STREET ADDRESS: 107 & 109 Lewis Street	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37210		ZIP CODE: 37210	
MAP & PARCEL NO.: 093.16-0-174.00 and 093.16-0-173.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Millie Washington and Margaret Christine Whitfield, both unmarried,

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Fred Meador

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

TRACT NO. 1:

Land in Davidson County being Lot No. 136 in Maury and Claiborne's Addition to South Nashville, as of record in Book No. 21, Pages 84 and 85, Register's Office of said County.

Said Lot fronts thirty-five (35) feet on the east side of Lewis Street and runs back between parallel lines about one hundred and twenty-eight (128) feet to a 15 foot alley.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lot No. 135 in Maury and Claiborne's Addition to South Nashville, Tennessee, fronting thirty-five (35) feet on the east side of Lewis Street, and running back between parallel lines about one hundred thirty five (135) feet to an alley, a plan of which is recorded in Book No. 21, Pages 84 and 85 of the Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Milton H. Whitfield, a life estate and remainder in fee simple in Millie Washington and Margaret Christine Whitfield by Quit Claim Deed from Milton H. Whitfield, dated 05/31/1995, recorded 05/31/1995, in Book 9685, Page 852, in the Register's Office of Davidson County, Tennessee Records. The said Milton H. Whitfield now being deceased.

This is improved property known as 107 & 109 Lewis Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of August, 2004.

Millie Washington

Margaret Christine Whitfield

State of Tennessee
County of Davidson } ss

On this the 3rd day of August, 2004, before me, the undersigned Notary Public, personally appeared **Millie Washington and Margaret Christine Whitfield**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 2-27-07

DAVIDSON COUNTY

WARRANTY DEED