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. 23080-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $313,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Paul Meacham Krista Meacham 513 Jocelyn Hollow Court Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map No.129-01-0 Parcel No. 020

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, **Samuel Averbuch and wife, Jessica M. Averbuch**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Meacham and wife, Krista Meacham** ("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 513 Jocelyn Hollow Court, Nashville, Tennessee 37205

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 13th day of August, 2004.

Samuel Averbuch

Jessica M. Averbuch

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Samuel Averbuch and Jessica M. Averbuch**, 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 13th day of August, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/25/04 10:59 2pgs
Fees:13.00 Taxes:1158.10

20040825-0102743

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 765 on the Plan of Revised Plan of a portion of West Meade Farms, Inc., Section 10, as of record in Plat Book 3106, page 21, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Together with a perpetual easement granted in Instrument No. 20001222-0125833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Averbuch and wife, Jessica M. Averbuch by deed dated March 1, 2002 from Daniel Rich Beaird, II and wife, Elizabeth S. Beaird of record in Instrument No. 20010305-0020548, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee; and
2. All matters appearing on the Plan of record in Book 3106, page 21, Register's Office for Davidson County, Tennessee.