WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 16:01 2pgs
Fees:13.00 Taxes:129.50

20040902-0106633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007 (AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Fred Meador (NAME)	Same As New Owner (NAME)	MAP 093-16-0
2104 Crystal Drive (ADDRESS)	(ADDRESS)	PARCEL 066.00
Nashville, TN 37210 (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, David Smith and wife, Linda Roll Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Meador

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 98 as shown on the Map entitled Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, page(s) 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to David Smith and wife, Linda Roll Smith by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record at Instrument No. 20040303-0024327, Register's Office for Davidson County, TN

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

Linda Roll-Smith executed this instrument on behalf of David Smith, pursuant to the Specific Power of Attorney which is being recorded herewith at Instrument No. 20040902-0106632, said Register's Office.

unimproved ( )
This is improved (X) property, known as 99 Claiborne Street, Nashville, TN 37210
(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 1st day of September, 2004

David Smith
By: David Smith by: Linda Roll-Smith
Linda Roll-Smith Attorney-in-fact

Linda Roll Smith
Linda Roll Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 01st day of September, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Linda Roll-Smith, known to me to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of David Smith the within named bargainor(s), as his attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of David Smith.

Witness my hand and official seal at Goodlettsville, Tennessee, this 01st day of September, 2004.

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Linda Roll Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 01st day of September, 2004.

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

NOTARY PUBLIC