This Instrument Prepared By: mail

DEAN ROBINSON, ATTORNEY AT LAW
3125 N. Mt. Juliet Road
P. O. Box 425
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/29/04 14:40 2pgs
Fees:13.00 Taxes:251.60
20040929-0117286

ADDRESS NEW OWNER:
Derrick Meadows et al
6208 Beckwith Road
Mt. Juliet, Tennessee 37122

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP AND PARCEL:
Map 150-03-0
Parcel 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Jeremy A. Burd , married***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Derrick Meadows and Rick Rinehart***, 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:

> Being Lot No. 84-A on the Plan of Zone Lot Division of Lots No. 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section Two-B, as of record in Plat Book 6250, page 766, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jeremy A. Burd, by deed from Glenn D. McDonald and wife, Nicole L. McDonald, as of record in Book 9087, page 173, Register's Office for Davidson County, Tennessee.
>
> Brandi Burd, spouse of Jeremy A. Burd, joins in this instrument to convey her marital interest.
>
> This is improved property known as 3017 Chelsea Way, Antioch, Tennessee 37013.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 766, Register's Office for Davidson County, Tennessee.

Real property taxes for the current year have been settled between the parties and will be paid by Grantees.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of September, 2004.

JEREMY A. BURD

BRANDI BURD

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Jeremy A. Burd and wife, Brandi Burd*** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of September, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $68,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07