WARRANTY DEED

2004-1271

Davidson County DEEDWARR
Recvd: 10/05/04 11:58 1pgs
Fees:13.00 Taxes:194.25

20041005-0119736

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Anna L Meeks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2004.

Dori M Freeman
Notary Public

MY COMMISSION EXPIRES: 3/28/07
(AFFIX SEAL)

DORI M FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy H. Meeks	Billy H. Meeks	52-2-164
(NAME)	(NAME)	
571-573 Blackstone Avenue	6180 Eatons Creek Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Joelton TN 37080	
(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, **LEONARD W. MIDGETT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY H. MEEKS AND WIFE, ANNA L. MEEKS**, 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, described as follows, to wit:
Being Lot No. 4 of Block "B" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130 at page 85, Register's Office for said County, to which plat reference is hereby made for a more complete description..
Said Lot No. 4 fronts 100 feet on the northerly side of Blackstone Avenue and extends back between parallel lines 150 feet to a dead line.,

Being the same property conveyed to Leonard W. Midgett by Quitclaim deed dated June 14, 1993 and recorded in Book 8987 at page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter and easements and restrictions of record.

This is improved X property, known as 571-573 Blackstone Avenue, Madison, TN 37115
(unimproved)
(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 my hand this 1st day of October, 2004.

Leonard W. Midgett
Leonard W. Midgett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Leonard W. Midgett the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Goodlettsville, Tennessee, this 1st day October, 2004.

Dori M Freeman
Notary Public

DORI M FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

8-28-05