STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES 7-6-08

DENISE T. TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to.
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-754

File No. G4-2417D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Larry Crosby and Cheryl J. Jones (NAME)	SAME (NAME)	72-6-18
1025 Maynor Avenue (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Davidson County DEEDWARR Recvd: 10/07/04 13:12 3pgs Fees:18.00 Taxes:386.65
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	same (CITY)(STATE) (ZIP)	20041007-0121304

FOR AND IN 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, **Elizabeth Y. Meadows, a single woman and Judy Lynn Meadows West and Sherrie Meadows Wilkerson, Co-Executrixes of The Estate of Marjorie Louise Saltsman Meadows,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Larry Crosby and Cheryl J. Jones, both unmarried as joint tenants with the right of survivorship**, 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1025 Maynor Avenue, Nashville, TN 37215.

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. Whenever 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/our hand(s) this 23rd day of September, 2004.

Elizabeth Y Meadows by Sherrie Marie Meadows Speck, Attorney in fact
Elizabeth Y. Meadows by Sherrie Marie Meadows Speck, Attorney-in-Fact

Judy Lynn Meadows West
Judy Lynn Meadows West, Co-Executrix

Sherrie Meadows Wilkerson
Sherrie Meadows Wilkerson, Co-Executrix

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Judy Lynn Meadows West and Sherrie Meadows Wilkerson ,Co-Executrixes for The Estate of Marjorie Louise Saltsman Meadows, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executrixes of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2004.

My Commission Expires: 3/25/06

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sherrie Marie Meadows Speck , attorney-in-fact for Elizabeth Y. Meadows , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2004.

My Commission Expires: 3/25/06

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Being Lot No. 49 as shown on Map of Maynor Place, recorded in book 843, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 60 feet on the North side of Maynor Avenue, and runs back, between parallel lines, 60 feet to a dead line on which it faces 60 feet.

Being the same property conveyed to Marjorie Louise Saltsman Meadows Living Trust and a Life Estate to Elizabeth Y Meadows, by the Last Will and Testament of Marjorie Louise Saltsman Meadows, dated 11/07/2001, of record in Probate Court, Register's Office for Davidson County, TN.

1025 Maynor Avenue, Nashville TN 37216