Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/04 11:16 2pgs
Fees:13.00 Taxes:305.25

20041104-0133066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES November 24, 2007

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward D. Meadows (NAME)	Edward D. Meadows (NAME)	MAP 147-01
436 Kinhawk Drive (ADDRESS)	436 Kinhawk Drive (ADDRESS)	PARCEL 15
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, MARY J. POAG, APRIL S. POAG, FRANK W. POAG, GENE R. POAG AND KAREN A. HARPER, THE HEIRS AT LAW OF SUE H. POAG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward D. Meadows

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. 414, on the Plan of Caldwell Hall, Section 6, of record in Plat Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Ward Poag and wife, Sue H. Poag by deed from James Grady Bowman, Jr. and wife, Marilyn D. Bowman of record in Book 5462, Page 403, Register's Office, Davidson County, Tennessee. James Ward Poag and Lillian Sue Nell Poag having since divorced (Docket No. 86D-245) the Court vested the property to Lillian Sue Nell Poag as evidenced in the Divorce Decree of record in Book 7119, page 624, Register's Office for Davidson County, Tennessee. Lillian Sue Nell Harper Poag a/k/a Sue H. Poag having since died on April 28, 2004 intestate leaving the property to her heirs at law, her only childred, as evidenced in the Affidavit of Heirship of record in Instr. No. 20041104-0133061, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to 2004 taxes, paid, prorated, and assumed by the Grantee(s): all matters as set out on the plan of record in Book 2900, page 148; restrictive covenants of record in Book 1788,page 108, Book 3221,

CONTINUED

unimproved ( )
This is improved (X) property, known as 346 Lynn Drive, Nashville, TN 37211
(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 4th day of November, 2004

Mary J. Poag by Frank W. Poag P.O.A.
Mary J. Poag by Frank W. Poag, P.O.A.

April S. Poag by Frank W. Poag P.O.A.
April S. Poag by Frank W. Poag, P.O.A.

Frank W. Poag
Frank W. Poag

Gene R. Poag by Frank W. Poag P.O.A.
Gene R. Poag by Frank W. Poag, P.O.A.

Karen A. Harper by
Karen A. Harper by Frank W. Poag, P.O.A.
Frank W. Poag P.O.A.

LEGAL DESCRIPTION CONTINUATION

page 6, and Book 3251, page 543; drainage and utility easement of record in Book 2900, page 148, said Register's Office; and to parties in possession.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named FRANK W. POAG the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of November, 2004.

Ann B Waddell
Notary Public

ANN B. WA... NOT... PU... AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named FRANK W. POAG as Attorney-in-Fact for MARY J. POAG, APRIL S. POAG, GENE R. POAG, and KAREN A. HARPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 4th day of November, 2004.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07