WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 29,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DEC. 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00531

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Meridian Construction, LLC	Same	MAP:147-08-0
310 Flora Maxwll Road	1105 Natchez Road	Parcel:017.02
Nashville, TN	Franklin, TN 37069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA A. BATTLE, UNMARRIED, AND FANNIE COVINGTON, MARRIED AND DOROTHY KENNEDY ,UNMARRIED, AND GLADYS WHITE, UNMARRIED, AND MARGARET WARFIELD, UNMARRIED, AND ANNIE MAE TUCKER, UNMARRIED, AND PHYLLIS M. BRIGGS, MARRIED, AND DWAYNE TUCKER, UNMARRIED, AND DENISE TUCKER, UNMARRIED, AND RICHARD TUCKER JR., UNMARRIED

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

MERIDIAN CONSTRUCTION, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 310 Flora Maxwll Road, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on this 15th day of Dec, 2004.

Barbara A. Battle

Fannie Covington

Dorothy Kennedy

Gladys White by Fannie Covington attorney in fact
Gladys White
By: Fannie Covington, attorney in fact

Margaret J. Warfield
Margaret J. Warfield

Ernest E. Covington
~~Earnest~~ Covington

Ernest E.J. Richard Tucker Jr.
Richard Tucker, Jr.

Denise Tucker by Fannie Covington attorney in fact
Denise Tucker
By: Fannie Covington, attorney in fact

See Exhibit B for additional Signatures

Davidson County DEEDWARR
Recvd: 12/21/04 11:18 3 pgs
Fees:18.00 Taxes:107.30
20041221-0151535

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 25 FEET OF LOT NO. 29 SHOWN ON THE UNRECORDED PLAN OF CHESTER MAXWELL'S SUBDIVISION, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY Z. J. WILKERSON, SURVEYOR, OCTOBER 7, 1953, AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF FLORA AVENUE 100 FEET EAST OF THE NORTHEAST CORNER OF TRACT 1 CONVEYED TO MORRIS LEVINE AND WIFE, BY DEED FROM LORENZA JENNINGS AND WIFE, OF RECORD IN BOOK 3341, PAGE 321, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF FLORA AVENUE WESTWARDLY 25 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM J. TUCKER AND WIFE, BY DEED FROM CHESTER MAXWELL AND WIFE, OF RECORD IN BOOK 3675, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH TUCKER'S EAST LINE SOUTHWARDLY 144 FEET; THENCE EASTWARDLY 25 FEET; THENCE NORTHWARDLY 144 FEET TO THE SOUTHERLY MARGIN OF FLORA AVENUE, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY INSTALLMENT DEED FROM CHESTER MAXWELL AND WIFE, FLORA MAXWELL TO WILLIAM J. TUCKER AND WIFE, MARY L. TUCKER AS RECORDED ON THE 22ND DAY OF OCTOBER, 1964 IN BOOK 3824, PAGE 757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUBSEQUENT QUITCLAIM DEED FROM WALTER MAXWELL BATTLE, SR. TO BARBARA ANN TUCKER BATTLE AS RECORDED ON THE 8TH DAY OF MAY, 1996 IN BOOK 10043, PAGE 994, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**WILLIAM JACOB TUCKER WAS MARRIED TO MARY L. TUCKER. MARY L. TUCKER DIED WITHOUT HEIR AND INTESTATE ON 3/3/78. WILLIAM JACOB TUCKER DIED ON 12/1/87. SIX CHILDREN WERE BORN TO WILLIAM JACOB TUCKER, THESE BEING FANNIE TUCKER, NOW FANNIE COVINGTON, DOROTHY TUCKER, NOW DOROTHY KENNEDY, GLADYS TUCKER, NOW GLADYS WHITE, MARGARET TUCKER, NOW MARGARET WARFIELD, BARBARA TUCKER, NOW BARBARA BATTLE, AND RICHARD TUCKER, NOW DECEASED. SAID RICHARD TUCKER, DIED INTESTATE, AND IS SURVIVED BY HIS WIFE, ANNIE MAE TUCKER AND HIS FOUR CHILDREN RICHARD TUCKER, JR., PHYLLIS M. TUCKER, NOW PHYLLIS M. BRIGGS, DEWAYNE TUCKER, AND DENISE TUCKER.

EARNEST COVINGTON, HUSBAND OF FANNIE COVINGTON AND QUENTIN M. BRIGGS, HUSBAND OF PHYLLIS M. BRIGGS TAKE PART IN THIS CONVEYANCE TO TRANSFER ANY INTEREST THEY MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTION AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAXES, FOR THE CURRENT YEAR WHICH IF PRORATED OR NOT HAVE BEEN ASSUMED BY THE GRANTEE(S) HEREIN.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF GLADYS WHITE PURSUANT TO A POWER OF ATTORNEY EXECUTED BY THE SAME ON 12/18/04, AND BEING FILED FOR IN INSTRUMENT # 20041221-0151521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF DENISE TUCKER PURSUANT TO A POWER OF ATTORNEY EXECUTED BY THE SAME ON 12/14/04, AND BEING FILED FOR IN INSTRUMENT # 20041221-0151519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE , THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED, BARBARA A. BATTLE, FANNIE COVINGTON AND EARNEST COVINGTON, DOROTHY KENNEDY, MARGARET WARFIELD, BARBARA BATTLE, AND RICHARD TUCKER, JR., THE BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO ACKNOWLEDGED THAT EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT BRENTWOOD, TENNESSEE , THIS 15th DAY OF Dec, 2004

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THE , BEFORE ME PERSONALLY APPEARED FANNIE COVINGTON TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF GLADYS WHITE AND DENISE TUCKER AND ACKNOWLEDGED THAT EXECUTED THE SAME AS THE FREE ACT AND DEED OF SAID GLADYS WHITE AND DENISE TUCKER

WITNESS MY HAND AND OFFICIAL SEAL AT BRENTWOOD, TENNESSEE

NOTARY PUBLIC_____

MY COMMISSION EXPIRES:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

file # 04-00531

Exhibit B - Signature Page Continued

In WITNESS WHEREOF, I have executed this instrument at the date set next to my name

12-14-04
Phyllis M. Briggs — Date

12-14-04
Quentin M. Briggs — Date

12-14-04
Annie Mae Tucker — Date

12-14-04
Dewayne Tucker
By Annie Mae Tucker, his Guardian — Date

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Phyllis M. Briggs, Quentin M Briggs, and Annie MaeTucker** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 513 Park in Columbus Oh this 14 day of Dec, 2004

Notary Public

My Commission Expires

CARLOTTA A. DAUGHERTY
Notary Public - State of Ohio
My Commission Expires Mar. 21, 2006

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Annie Mae Tucker , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the court appointed guardian for Dewayne Tucker, the within named barganor, an individual , and that , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said individual for the purposes therein contained.

Witness my hand and official seal at 513 Park in Columbus Oh this 14 day of Dec, 2004

Notary Public

My Commission Expires

CARLOTTA A. DAUGHERTY
Notary Public - State of Ohio
My Commission Expires Mar. 21, 2006