THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **BOX 50-B** PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **500,000.00**. Willard Scott Meadows Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 2004. Notary Public MY COMMISSION EXPIRES: 4-26-07 NOTARY PUBLIC (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Scott Meadows	Union Planters Bank, NA d/b/a Regions Mortgage	MAP 12 & 18
6318 Lickton ~~Place~~ Pike	605 South Perry Street	PARCEL 145 & 117
Goodlettsville, TN 37072	Montgomery, AL 36104	
(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, **Aaron T. Walker and wife, Robin Marie Walker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willard Scott Meadows and wife, Jennifer Lynn 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:

Property located in Nashville, Davidson County, Tennessee, being located on Metro Tax Map 12, parcel 145 and Tax Map 18, parcel 117 and described according to a survey by R. L. Montoya, Registers Land Surveyor, #697 dated December 11, 2004 as follows:

Beginning at an iron rod located in the north margin of Lickton Pike, said point being the southeast corner of Dippin Dots, Inc., as recorded in Instrument No. 20030731-108578, Registers office for Davidson County, Tennessee, the south west corner of this tract; thence, leaving said north margin along Dippin Dot's, Inc., property as follows; North 13 degrees 27 minutes 22 seconds West 1584.49 feet to an iron rod; thence along the north line of this tract North 82 degrees 35 minutes 14 seconds East 220.00 feet to an iron rod, the north east corner of this tract, in David Torr's west line as of as record in Deed Book 7218, page 176, Registers office for Davidson County, Tennessee; thence with David Torr's west line South 15 degrees 31 minutes 13 seconds East 499.05 feet to an iron rod; said point being David Torr's south east corner, David L. Whites northwest corner as of record in Deed Book 6552, page 932, Registers Office for Davidson County, Tennessee; thence with David Whites west line, east line of this tract; South 24 degrees 43 minutes 54 seconds East 993.58 feet to an iron rod on a post in the north margin of Lickton Pike, David White's south west corner; thence along said margin South 64 degrees 14 minutes 28 seconds West 240.00 feet to the beginning containing 10.58 acres more or less.

Being the same property conveyed to Aaron T. Walker and wife Robin Marie Walker by warranty deed as of record in Book 7103, page 654 (5.10 acres) and by warranty deed of record in Book 7609, page 456 (5.49 acres), Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6318 Lickton ~~Place~~ Pike, Goodlettsville, TN 37072.**

Davidson County DEEDWARR
Recvd: 01/05/05 11:26 2 pgs
Fees:13.00 Taxes:1850.00

20050105-0001828

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 ~~29~~ hand( ) this the 29th day of December, 2004.

Aaron T. Walker

Robin Marie Walker

Robin Marie Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron T. Walker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2004.

My Commission expires ~~Stan~~ January 26, 2008

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robin Marie Walker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2004.

My Commission expires ~~Stan~~ January 26, 2008

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public