Davidson County DEEDWARR
Recvd: 02/25/05 15:37 5 pg
Fees:28.00 Taxes:314.13

20050225-0021215

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robin W. Thrush 1305 Bryan Street Old Hickory, TN 37138	053-03-0-087.00	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Melva Jane Harding Meador and Husband, Thomas B. Meador and Gregory Curtis Griffin and Wife, Nancy Griffin** (individually and collectively the "Grantors"), have bargained and sold, and by these presents do/does transfer and convey to Robin W. Thrush (the "Grantees"), his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 1305 Bryan Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 24th day of February, 2005.

GRANTOR:

Melva Jane Harding Meador
Melva Jane Harding Meador

Thomas B. Meador
Thomas B. Meador

Gregory Curtis Griffin
Gregory Curtis Griffin

Nancy Griffin
Nancy Griffin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Melva Jane Harding Meador and Husband, Thomas B. Meador (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 24th day of February, 2005.

JACK F. STRINGHAM II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 29, 2006

STATE OF TEXAS)
)
COUNTY OF Tarrant)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Curtis Griffin and Wife, Nancy Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Ft Worth County, Texas, this the 22 day of February, 2005.

JOANNE M. CROFT
MY COMMISSION EXPIRES
December 14, 2005

Joanne M Croft
NOTARY PUBLIC

My Commission Expires: December 14, 05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $84,900.00.

Subscribed and sworn to before me, this the 24th day of February, 2005.

Notary Public

My Commission Expires: _____

JACK F. STRINGHAM II
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 167, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 66, Register's Office for Davidson County, Tennessee fronting 55.0 feet on Bryan Street, containing 0.08 acres, more or less.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, al as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Leo Harding and wife, Ruby Harding by deed of record in Book 2098, page 9, Register's Office for Davidson County, Tennessee; the said Leo Harding having predeceased Ruby Harding; and the said Ruby Harding having since died, the property was devised to Melva Jane Harding Meador and Gregory Curtis Griffin by virtue of her will of record in Will Book 5716, page 1684937, Probate Court Clerk's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2005, a lien but not yet due and payable..