| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 127,750.00<br>Tanya Baker<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MARCH, 2005.<br>SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 5/24/2008 |
|---|---|

THIS INSTRUMENT PREPARED BY:
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Tanya D. Sandrell | Franklin American Mortgage Co. | MAP:147-8- |
| 306 Flora Maxwell | 501 Corporate Center Drive, Ste 400 | Parcel:250 |
| Nashville, TN 37211 | Franklin, TN 37067 | |

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,

**MERRIDIAN CONSTRUCTION COMPANY LLC**

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

**TANYA D. SANDRELL ,** unmarried

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

SEE EXHIBIT "A"

This is improved property known as 306 Flora Maxwell, Nashville, TN 37211

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 its hand on the 4th day of March, 2005.

Merridian Construction Company LLC

By: _____
Shane Teeters, Member Manager

Davidson County DEEDWARR
Recvd: 03/09/05 10:43 2 pgs
Fees:13.00 Taxes:472.68
20050309-0026123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, D. Shane Teeters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member Manager of MERRIDIAN CONSTRUCTION COMPANY LLC, the within named barganor, a corporation, and that D. Shane Teeters, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 4th day of March, 2005.

Notary Public _____

My Commission Expires: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, Subdivision of the Chester Maxwell Property, as shown in instrument number 20040913-0110153 in the Register's Office,Davidison County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of same property conveyed to Meridian Construction Co. LLC from D. Shane Teeters and wife, Amy H. Teeters in instrument number 20041004-0119412 in the Register's Office,Davidison County, Tennessee.

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 have been assumed by the Grantee(s) herrein