20B

WARRANTY DEED



My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Meadows	SAME AS NEW OWNER	MAP 049
(NAME)	(NAME)	
134 Lucille Street		PARCELS 366.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		367.00
(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, Randall P. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Meadows and wife, Onether I. 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:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee and being described on said plan as follows:

Beginning at an Iron Pin (set), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of the remaining property of Randall P. Davis, thence with the southerly boundary line of Randall P. Davis North 61 degrees 50 minutes 33 seconds East 252.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Lot No. 4 on the plan of Davis Subdivision South 54 degrees 12 minutes 58 seconds West 248.63 feet to an Iron Pin (set) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,452 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Whites Creek Pike, Nashville, TN 37207
(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 28th day of March, 2005

Randall P. Davis

Randall P. Davis

Davidson County DEEDWARR
Recvd: 03/29/05 14:57 3 pgs
Fees:18.00 Taxes:214.60

20050329-0033940

LEGAL DESCRIPTION CONTINUATION

Land in the 1st Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Davis Subdivision, of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee, and being described on said plan as follows:

Beginning at an Iron Pin (new), said point being located in the easterly margin of Whites Creek Pike and also being in the southerly boundary line of Lot No. 3 of the Davis Subdivision; thence with the southerly boundary line of Lot No. 3 North 54 degrees 12 minutes 58 seconds East 248.63 feet to an Iron Pin (set); thence with the westerly boundary line of the remaining property of Randall P. Davis South 43 degrees 30 minutes 47 seconds East 66.50 feet to an Iron Pin (set); thence with the Northerly boundary line of Kelly of record in Instrument No. 20001005-0098968, Register's Office for Davidson County, Tennessee South 46 degrees 29 minutes 13 seconds West 250.00 feet to an Iron Pin (old) in the easterly margin of Whites Creek Pike; thence with the easterly margin of Whites Creek Pike with a curve to the left (radius of 11,489.16 feet) a arc distance of 100.00 feet to the point of beginning, containing 20,676 square feet and/or 0.47 acres, more or less according to a survey by Murray Wall & Company, P.C., dated September 16, 2002.

Being a part of the same property conveyed to Randall P. Davis by Warranty Deed dated December 21, 2001, of record by Instrument No. 20011221-0141338 and Instrument No. 20030502-0058990 in the Register's Office for Davidson County, Tennessee.

Including in this conveyance is the transfer of any timber and mineral rights in and to said property, if applicable.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

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 Randall P. Davis

the bargainor _____, 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 at Goodlettsville, Tennessee this 28th day of March 2005.

Commission expires 11-23-06

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

My Commission Expires NOV. 23, 2006

_____
Notary Public