Davidson County DEEDWARR
Recvd: 05/23/05 08:19 2 pgs
Fees:13.00 Taxes:469.53

20050523-0057457

BOX 144

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 126,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James F. Seavey and Gail S. Seavey	First Tennessee Home Loans	MAP:147-08
3908 Taylor Road	4000 Horizon Way	Parcel:19.00
Nashville, TN 37211	Irving, Texas 75063	

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,

MERIDIAN CONSTRUCTION COMPANY, LLC

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

JAMES F. SEAVEY AND WIFE, GAIL S. SEAVEY

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 improved property known as 3908 Taylor Road, 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 20th day of May, 2005.

Meridian Construction Company, LLC

Shane Teeters, Member Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, 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 MERIDIAN CONSTRUCTION CO., LLC, the within named barganor, a corporation, and that 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 20th day of May, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, Chester Maxwell Property, as shown on plat of record in Instrument No. 200409130110153 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Quitclaim Deed from D. Shane Teeters and wife, Amy Teeters to Meridian Construction Company, LLC as recorded on the 4th day of October, 2004, in Instrument No. 20041004-0119412 and Warranty Deed from Herschel Bruce Maxwell and Thomas Elmore Maxwell and Henry Chester Maxwell, Jr. and Benjamin Grover Maxwell and Peggy Maxwell-Coleman, as heirs of Flora Jordan Maxwell to D. Shane Teeters and wife, Amy Teeters, d/b/a Meridian Construction Company, LLC as recorded on the 31st day of August, 2004 in Instrument No. 20040831-0105355, in the Register's Office of Davidson 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