This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 06/13/05 14:03 5 pg
Fees:28.00 Taxes:333.00

20050613-0067359

ADDRESS NEW OWNER:
Edward Meadows
436 Kinhawk Dr.
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MAP	**147-03**
GROUP	**0**
PARCEL	**007.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edna Elaine Thomas, and James Ray Culbreth, Ronald Wayne Frey, Terry Eugene Frey, Gordon Douglas Frey and Wendell Ray Frey** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Edward Meadows, married** hereinafter called the "GRANTEE", his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

ATTACHED EXHIBIT "A"

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2854, page 40, said Register's Office.
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2854, page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as 390 CoventryDr., Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

The Executor joins in this conveyance for the sole purpose of releasing any rights the estate may have as to the real property conveyed herein.

WITNESS our hands this the 10th day of June, 2005.

Edna Elaine Thomas.
Edna Elaine Thomas, Grantor

James Ray Culbreth by Gordon Douglas Frey att'y in fact
James Ray Culbreth, Grantor

Ronald Wayne Frey by Gordon Douglas Frey att'y in fact
Ronald Wayne Frey, Grantor

Terry Eugene Frey
Terry Eugene Frey, Grantor

Gordon Douglas Frey
Gordon Douglas Frey, Grantor

Wendell Ray Frey
Wendell Ray Frey, Grantor

Gordon Douglas Frey executor
Gordon Douglas Frey, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Edna Elaine Thomas,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of June, 2005.

NOTARY PUBLIC

REBECCA B. WAYNICK
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN
My Commission Expires 09/08/2007

My Commission Expires:

State of Tennessee
County of Davidson

On this 10th th day of June, 2005, before me, a notary public, of the State and County aforesaid, personally appeared Gordon Douglas Frey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for the within named bargainor **James Ray Culbreth** and that Gordon Douglas Frey as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the **James Ray Culbreth** himself as Attorney in fact. Specific Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal this the 10th day of June, 2005.

Notary Public

My commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

State of Tennessee
County of Davidson

On this 10th th day of June, 2005, before me, a notary public, of the State and County aforesaid, personally appeared Gordon Douglas Frey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for the within named bargainor **Ronald Wayne Frey** and that Gordon Douglas Frey as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Ronald Wayne Frey** himself as Attorney in fact. Specific Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal this the 10th th day of June, 2005.

Notary Public

My commission expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Eugene Frey,** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gordon Douglas Frey** , 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gordon Douglas Frey, The Executor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendell Ray Frey,** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of June, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

EXHIBIT "A"

A certain tract or parcel of land lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 6 on the Plan of Section II, Elysian Park, as of record in Book 2854, page 40, Register's Office for said County, described as follows: Beginning at a point in the north margin of Coventry Drive, at the corner of Lots No. 5 and 6; thence with the margin of said Drive, west 131.3 feet to a monument; thence around a curve, northwesterly 38.88 feet to a monument in the east margin of Sheffield Drive; thence with the margin of the same, north 110.4 feet to a corner of Lots No 6 and 7; thence east along the line of said lots, 163.8 feet to a corner of Lots No. 5 and 6; thence south along the line between said lots, 140.3 feet to the point of beginning.

Being the same property inherited by Edna Elaine Thomas, (a ½ undivided interest as tenant in common) as described in an Affidavit of Inheritance of record in Instrument # 20010601-0057071 Register's Office for Davidson County, Tennessee and being the same property inherited by Jeanne Terry Culbreth (a ½ undivided interest as tenant in common) as described in an Affidavit of Inheritance of record in Instrument # 20010601-0057071 Register's Office for Davidson County, Tennessee. Jeanne Terry Culbreth having since died testate devising her ½ undivided interest as tenant in common to James Ray Culbreth, Ronald Wayne Frey, Terry Eugene Frey, Gordon Douglas Frey and Wendell Ray Frey, her estate being administered in the Probate Court of Davidson County, Tennessee, Probate #04P-1329.