25050 # 8581

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/05/06 15:27 2 pgs
Fees:13.00 Taxes:281.20
20060105-0001807

ADDRESS NEW OWNER
Stephen L. Nesbitt
3017 Chelsea Way
Antioch, Tennessee 37013

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 150-03-0
PARCEL 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Derrick Meadows, married and Rick Rinehart, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen L. Nesbitt, unmarried,** 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:

Being Lot No. 84-A on the Plan Zone Lot Division of Lots No. 83, 84, 89, 90, 94 and 101, Chelsea of Priest Lake, Section Two-B, as of record in Plat Book 6250, page 766, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derrick Meadows and Rick Rinehart, by deed from Jeremy A. Burd, married, of record in Instrument Number 20040929-0117286, Register's Office for Davidson County, Tennessee.

Dana Meadows, wife of Derrick Meadows, is not required to sign on this transaction since the property being conveyed is not the martial residence.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants, and conditions, as shown on the plan of record in Plat Book 6250, page 766, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantors.

This is improved property known as **3017 Chelsea Way Antioch, Tennessee 37013.**

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 our hands this 4th day of January, 2006.

Derrick Meadows

Rick Rinehart

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Derrick Meadows and Rick Rinehart, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $76,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 9/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007