THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 5160

Davidson County DEEDWARR
Recvd: 01/18/06 13:39 3 pgs
Fees:18.00 Taxes:92.50
20060118-0006748

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND 00/100 ($25,000.00) DOLLARS, cash in hand paid by JAMES D. MEADOWS and wife, MARY HELEN MEADOWS, receipt of which is hereby acknowledged, I, TERRY WOODALL, married, have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. MEADOWS and wife, MARY HELEN MEADOWS, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Eighth Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of Gower Road, said point being located South 59 degrees 40 minutes 43 seconds East 10.61 feet from an existing iron pipe at the southwesterly corner of property conveyed to Monsoor Shamsaie and wife, Rose Shamsaie by Quitclaim Deed of record in Book 9199, Page 266, in the Register's Office of Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence leaving said right-of-way line with the southeasterly line of Monsoor Shamsaie South 59 degrees 40 minutes 43 seconds East 82.10 feet to an existing iron pipe; thence leaving said line with the northwesterly line of property conveyed to James S. Abbott by Quitclaim Deed of record in Book 10811, Page 282, in the Register's Office of Davidson County, Tennessee; South 37 degrees 00 minutes 00 seconds West 294.50 feet to an existing iron pipe; thence leaving said line with the northeasterly line of property conveyed to Gary L. Hess by Quitclaim Deed of record in Book 6541, Page 643, in the Register's Office of Davidson County, Tennessee; North 55 degrees 08 minutes 02 seconds West 203.41 feet to an iron rod located in the southeasterly right-of-way line of Gower Road; thence leaving said line with the southeasterly right-of-way line of Gower Road and a curve to the right 115.01 feet, said curve having a central angle of 5 degrees 40 minutes 24 seconds a radius of 1161.50 feet, and a chord of North 59 degrees 28 minutes 04 seconds East 114.96 feet to a point; thence continuing North 62 degrees 18 minutes 16 seconds East 86.00 feet to a point; thence with a curve to the left 116.33 feet, said curve having a central angle (non-tangential) of 14 degrees 01 minute 56 seconds, a radius of 475.00 feet, and a chord of North 57 degrees 42 minutes 33 seconds East 116.04 feet to an iron pipe and the point of beginning, containing 40,750 square feet or 0.935 acre, the same more or less.

Being the same property conveyed to Terry Woodall by deed from Four Star Realty Investment Company, dated May 22, 2002, and of record in No. 20020607-0069483 and re-recorded June 27, 2002, in No. 20020627-0077444, in the Register's Office of Davidson County, Tennessee.

This property is subject to right-of-way of River Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES D. MEADOWS and wife, MARY HELEN

MEADOWS, their heirs and assigns, forever. And I do covenant with the said JAMES D. MEADOWS and wife, MARY HELEN MEADOWS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAMES D. MEADOWS and wife, MARY HELEN MEADOWS, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said TERRY WOODALL, further certifies that the property being conveyed herein is vacant property and is not nor ever been the principal residence of himself or his wife, TERESA WOODALL.

WITNESS MY HAND, on this 17th day of January, 2006.

TERRY WOODALL

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, TERRY WOODALL, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 10-18-06

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 10-18-06

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN

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Tax Map 101
Parcel No. 116

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. JAMES D. MEADOWS
2105 Claylick Rd.
White Bluff, TN 37187