Davidson County DEEDWARR
Recvd: 02/10/06 13:40 2 pgs
Fees:13.00 Taxes:307.10

20060210-0016666

# WARRANTY DEED

G-VRE-06-808

STATE OF Tennessee
COUNTY OF Davidson
...IAL CONSIDERATION OR VALUE, WHICHEVER IS
GR...ER FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Brantley | First Horizon Home Loan | |
| 9410 Berkshire Circle (ADDRESS) | 5901 College Boulevard, Third Floor (ADDRESS) | 83-7-84.00 |
| Chattanooga, TN 37421 (CITY) (STATE) (ZIP) | Overland Park, KS 66211 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWARD MEADOWS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL BRANTLEY, UNMARRIED, AND VICKY BRANTLEY, UNMARRIED,******** see below hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 45 ON THE PLAN OF ROBERT E. POWER'S LANDS, OF RECORD IN BOOK 421, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 45 FRONTS 50.00 FEET ON THE EASTERLY MARGIN OF WASHINGTON AVENUE AND EXTENDS BACK 119.0 FEET ON THE NORTHERLY LINE AND 132.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 51.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM ADELAIDE KROUTTER, UNMARRIED TO RICHARD R. WOODS AND WIFE, VERA C. WOODS FILED FOR RECORD ON DECEMBER 21, 1988, IN BOOK 7732, PAGE 786, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED BY DEED FROM RICHARD R. WOODS AND WIFE, VERA C. WOODS TO BOBBY L. GREEN, SR. AND WIFE, JEWEL C. GREEN AS RECORDED ON THE 3RD DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030203-0014562 AND WARRANTY DEED FROM BOBBY L. GREEN, SR. AND WIFE, JEWEL C. GREEN TO EDWARD MEADOWS, MARRIED AS RECORDED ON THE 2ND DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050802-0090367, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including htose of record in Book 421, page 56, Register's Office for Davidson County, Tennessee.

Sandra H. Meadows joins in this conveyance for the purpose of conveying any and all m
marital interest in and to said property.

***Joint Tenants with the Right of Survivorship

unimproved ( )
This is improved (X) property, known as 808 Washington Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of February, 2006.

Edward Meadows

Sandra H. Meadows

Sandra H. Meadows

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward Meadows and Sandra H. Meadows, the within named bargainor, 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 the 3rd day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903