Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $693,400.00.

Affiant

Sworn to and subscribed before me this 9th day of June, 2006.

Notary Public

My Commission Expires: 7-19-08

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
J. Chris Meadows and Marsha S. Young	705 Overton Park	Owner	117 13 0 B 042.00 CD
705 Overton Park	Nashville, TN 37215		
Nashville, TN 37215			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Ninety-Three Thousand Four Hundred and 00/100 Dollars ($693,400.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **DAVID KERSH, an unmarried person, MARTIN H. WARREN and NANCY W. WARREN, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **J. CHRIS MEADOWS, unmarried, and MARSHA S. YOUNG, unmarried, as joint tenants with right of survivorship** (Grantees), their heir, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 705, on the Plan of Abbottsford, Phase One, a Planned Unit Development, of record in Book 6250, Page 419, 420 & 421, and amended in Book 6728, Page 332, in Book 6735, Page 858, in Book 6771, Page 683; and in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to David Kersh, unmarried, and Martin H. Warren and Nancy W. Warren, husband and wife, by Warranty Deed dated April 7, 2006 from Oliver C. Carmichael, III and wife, Kathy May Carmichael, of record in Instrument No. 20060413-0042480, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2006 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose,

Davidson County DEEDWARR
Recvd: 06/21/06 08:41 2 pgs
Fees:13.00 Taxes:2565.58
20060621-0073895

and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9 day of June, 2006.

DAVID KERSH

MARTIN H. WARREN

NANCY W. WARREN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **David Kersh,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 9 day of June, 2006.

NOTARY PUBLIC

My Commission Expires: COMM. EXPIRES: 3-14-2009

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Martin H. Warren and Nancy W. Warren, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 9 day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009