Record & Return to
Watauga Title Company
165 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/29/06 08:39 2 pgs
Fees:13.00 Taxes:469.53
20060829-0106370

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
REGINA L HAGGARD 2228 RIVERWAY DRIVE OLD HICKORY, TENNESSEE 37138	SAME	053060B01800CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mary Ann Meadows,* hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Regina L Haggard, unmarried hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * UNMARRIED

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 229 on the Plan of Waterford, Phase 2 as of record in Plat Book 7900 Page 412 & 413, 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 Mary Ann Meadows, unmarried from Steven A Byrum and wife, Amy B Byrum by deed dated 06/12/98 of record in Book 10978 Page 577, said Register's Office.

This is improved property known as: 2228 Riverway Drive, Old Hickory, Tennessee 37138.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of AUGUST, 2006.

Mary Ann Meadows

MARY ANN MEADOWS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Meadows with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 18th day of AUGUST, 2006.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Sondra Kirby

NOTARY PUBLIC

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $126,900.00.

Affiant

Subscribed and sworn to before me this 18th day of AUGUST, 2006.

M L Nickell

NOTARY PUBLIC

M. L. NICKELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09