WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/06 08:42 2 pgs
Fees:13.00 Taxes:643.80

20061027-0133252

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 174,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01731 PRITCHARD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Grahame D. Pritchard	Citi Mortgage, Inc. ISAOA	149-13-0-074.00
2929 Una Antioch Pike	PO Box 7706	
Antioch, TN 37013	Springfield, OH 45501	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MERIDIAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GRAHAME D. PRITCHARD, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2929 Una Antioch Pike, Antioch, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 18th day of October, 2006.

Meridian Construction, LLC, a Tennessee limited liability company

BY: _____
Shane Teeters, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Shane Teeters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of MERIDIAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a corporation, and that Shane Teeters, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 18th day of October, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, PLAN OF CHADFIELD, SECTION ONE, as shown on plat of record in Plat Book 7900, Page 836, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Meridian Construction, LLC, a Tennessee limited liability company by Warranty Deed from Christian Education Inc., a Tennessee limited liability company, recorded on the 24th day of February, 2006 in Instrument No. 20060224-0021828; Part of Warranty Deed to Christian Education, Inc. d/b/a Ezell Harding Christian from Houston Ezell Construction, recorded on the 31st day of December, 2001 in Instrument No. 20011231-0145139, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.