WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$150,000.00**

AFFIANT

Davidson County DEEDWARR
Recvd: 01/10/07 10:40 2 pgs
Fees:13.00 Taxes:555.00
20070110-0004137

MELISSA J. LONG
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN BEFORE ME, THIS THE DAY OF DECEMBER, **2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES 8/7/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
NANCY ANNE HELT	**SAME**	**36-15**
5634 HIGDON RD.	P.O. Box 618	
JOELTON, TN 37080	Lebanon TN 37088	

FOR AND IN CONSIDERATION OF THE SUM OF **$150,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES RUSSELL MEADOWS AND WIFE, NANCY E. MEADOWS

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

NANCY ANNE HELT

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

Land in the Fourteenth Civil District of Davidson County, Tennessee, according to a survey dated June 22, 1981, and prepared by Donald R. Carver, Registered Land Surveyor, License No. 271, and described as follows:

Beginning at a railroad spike in the center of Higdon Road, said point being South 0 degrees 15 minutes East 50.00 feet from the southwest corner of a tract of land conveyed in Deed Book 4729, page 996, Register's Office for said County; thence South 66 degrees 56 minutes East 692.27 feet to an iron pin: thence South 9 degrees 00 minutes West 242.00 feet to an iron pin in Griffin's north line and in the southerly margin of Cotton Patch Road, being an unimproved road lying entirely within the boundaries or the described tract; thence with Griffin's north line North 86 degrees 30 minutes West 595.00 feet to a spike in the center of Higdon Road: thence with the center of said Road, North 16 degrees 45 minutes East 106.00 feet, North 4 degrees 15 minutes West 100.00 feet, and North 9 degrees 00 minutes West 276.00 feet to the point of beginning, containing 4.84 acres, more or less.

Being the same property conveyed to Charles Russell Meadows and wife, Nancy E. Meadows by Warranty Deed from Ralph Meadows and wife, Patsy Meadows dated 03/10/04 and filed for record on 03/18/04 in Instrument # 20040318-0031140, Register's Office for Davidson County, Tennessee.

Subject to easement of record to Waterline Easement, in Book 1022, Page 696, said Register's Office.

Subject to easement of record to Joint Driveway Easement, in Book 7709, Page 613, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **5634 HIGDON ROAD JOELTON, TN 37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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 hand this 19 day of **DECEMBER, 2006**

Charles Russell Meadows Charles J. Jones Atty-in-Fact
CHARLES RUSSELL MEADOWS BY CHARLES J. JONES AS ATTORNEY IN FACT

Nancy E. Meadows Charles J. Jones Atty in fact
NANCY E. MEADOWS BY CHARLES J. JONES AS ATTORNEY IN FACT

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
On this 19 day of **DECEMBER, 2006**, before me personally appeared **CHARLES J. JONES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CHARLES RUSSELL MEADOWS**, and who acknowledged that he executed the same as the free act and deed of **CHARLES RUSSELL MEADOWS**.

Witness my hand and official seal.

MELISSA J. LONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/7/2010

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
On this 19 day of **DECEMBER, 2006**, before me personally appeared **CHARLES J. JONES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **NANCY E. MEADOWS**, and who acknowledged that he executed the same as the free act and deed of **NANCY E. MEADOWS**.

Witness my hand and official seal.

MELISSA J. LONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/7/2010