Davidson County DEEDWARR
Recvd: 02/23/07 14:24 2 pg
Fees:13.00 Taxes:410.70

20070223-0022912

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2007

Notary Public:

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danny R. Smith	First Franklin Financial Corp.	Map 134
218 Brookridge Trail	320 Seven Spring Way, Ste. 200	Group 9
Nashville, TN 37211	Brentwood, TN 37027	Parcel 112

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, we

Loretta A. Meeks, unmarried and Kenneth E. Meeks, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Danny R. Smith

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 94, on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, Pages 666, 667, 668, and 669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Loretta A. Meeks, unmarried, and Kenneth E. Meeks, married, by deed of record in Book 9241, Page 283, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7632, Page 947 and Book 9055, Page 943, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 666, 667, 668, and 669; and (3) Right of Way Easement of record in Book 3103, Page 37; Railroad Easement of record in Book 3504, Page 619; and Sanitary Sewer Easement of record in Book 8347, Page 35, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20070223 0022910, said Register's Office. and of record in Instrument 20070223 0022911, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4728 Reischa Drive, Nashville, TN 37211

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 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 forever 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 our hands this 21st day of February, 2007.

Loretta A. Meeks
Loretta A. Meeks
By: Jerry Armstrong, as Attorney-in-Fact By: Jerry Armstrong as Attorney in fact

Kenneth E. Meeks
Kenneth E. Meeks
By: Jerry Armstrong, as Attorney-in-Fact
By: Jerry Armstrong as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Loretta A. Meeks and Kenneth E. Meeks as their Attorney in Fact as the free act and deed of the within named Loretta A. Meeks and Kenneth E. Meeks.

Witness my hand and official seal at Nashville, Tennessee the 21st day of January, 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.