WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $27,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF MARCH, 2007. 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., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02031 ACKERMAN NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeffery Ackerman	Same	147-7-170.00
309 Alice Avenue	9575 Sunny Brook Pt.	
Nashville, TN 37211	Brentwood TN 37027	

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 COMPANY, LLC

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

JEFFERY ACKERMAN

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 umimproved property known as 309 Alice Avenue, 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 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 9th day of March, 2007.

Meridian Construction Company, LLC

BY:_____
Amy Teeters, Authorized Member

Davidson County DEEDWARR
Recvd: 03/14/07 13:45 2 pg
Fees:13.00 Taxes:101.75
20070314-0031364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Amy 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 Authorized Member ofMERIDIAN CONSTRUCTION COMPANY, LLC, the within named barganor, a corporation, and that Amy 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 9th day of March, 2007.

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 19, RESUBDIVISION OF PRITCHETT LAND SUBDIVISION, as shown on plat of record in Plat Book 4460, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meridian Construction Company, LLC, by Quitclaim Deed from Vivian Hendrix Brooks and Brenda D. Hendrix, as recorded on the 8th day of March, 2007 in Instrument No. 20070308-0028933; Being part of the same property conveyed to Vivian Hendrix Brooks and Brenda D. Hendrix by Quitclaim Deed from Herman Hendrix and wife, Dovie Hendrix, recorded on the 6th day of November, 1991 in Deed Book 8480, Page 599, 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.