PICK-UP

Davidson County DEEDWARR
Recvd: 04/20/07 15:12 4 pgs
Fees:23.00 Taxes:1110.00
20070420-0047574

GENERAL WARRANTY DEED

FROM: Phillip P. Brown and wife, Sue N. Brown, Grantors

TO: Timothy L. Meyer and wife, Sara B. Meyer, Grantees

This instrument was prepared by:
Stites & Harbison PLLC (TLM)
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Timothy L. Meyer and Sara B. Meyer 605 S. Wilson Blvd. Nashville, TN 37215	Same as New Owner.	116-04-0-153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and No/100 Dollars ($300,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20 day of April, 2007.

ADRIAN M. HOLBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 22, 2007

Notary Public

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand and No/100 Dollars ($300,000), the receipt and sufficiency of which are hereby acknowledged, Phillip P. Brown and wife, Sue N. Brown ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Timothy L. Meyer and wife, Sara B. Meyer ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 605 South Wilson Boulevard, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors does covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is

unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 20 day of April, 2007.

PHILLIP P. BROWN

By: Phillip P. Brown

SUE N. BROWN

By: Sue N. Brown

ADRIAN M. HOLBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, Phillip P. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 2007.

Adrian M Holbert
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public, Sue N. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 2007.

Adrian M Holbert
Notary Public

My Commission Expires:_____

ADRIAN M. HOLBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2007

EXHIBIT A

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 OF BLOCK F ON THE PLAN OF W. M. CANTRELL'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 100 FEET, MORE OR LESS, ON THE WESTERLY SIDE OF WILSON BOULEVARD, FORMERLY BOSLEY AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 254 FEET, MORE OR LESS, WITH THE SOUTHERLY MARGIN OF AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP P. BROWN AND WIFE, SUE N. BROWN BY DEED FROM RALPH J. BABB OF RECORD IN BOOK 6866, PAGE 197, SAID REGISTER'S OFFICE.

EXHIBIT B

ENCUMBRANCES

1. Real estate taxes for 2007 which are not yet due and payable.

2. Applicable zoning ordinances and regulations, public utility easements, rights-of-way for public roads and other matters of record.