WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Susan B Juszcak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11.22.10

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:
Susan B. Juszcak	NEW OWNER	Map 075
202 Tyler Drive		Group 10-0
Hermitage, TN 37076		Parcel 77

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

Charles W. Meador, married

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

Susan B. Juszcak, unmarried

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. 127 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennesssee.

Said Lot No. 127 fronts 78.0 feet on the southwesterly margin of Tyler Drive and extends back 123.0 feet on the northwesterly line and 174.4 feet on the southeasterly line to a dead line in the rear, measuring 105.0 feet thereon.

Being the same property conveyed to Charles W. Meador, a married man, by Quitclaim Deed from Cecilia D. Meador, a married woman, of record in Instrument 20070529-0063156, said Register's Office. See also deed of record in Instrument 20040412-0040968, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3403, Page 556, said Register's Office.

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 Book 3300, Pages 70 and 71, 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.

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 202 Tyler Drive, Hermitage, TN 37076

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 my hand this 1st day of June, 2007.

Charles W. Meador

Charles W. Meador

Davidson County DEEDWARR
Recvd: 06/05/07 10:06 2 pgs
Fees:13.00 Taxes:444.00

20070605-0066835

FILE BOX 45

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 Charles W. Meador, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007.

My Commission Expires: 11/22/10

Notary Public

