WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/07 11:40 2 pgs
Fees:13.00 Taxes:566.10

20070614-0071326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02195 ST TILGHMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew Tilghman	Same	133-01 150.00
425 McClellan Avenue		
Nashville, TN 37211		

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:

ANDREW TILGHMAN, AN UNMARRIED MAN

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 improved property known as 425 McClellan 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 11th day of June, 2007.

Meridian Construction Company, LLC

BY:_____
Amy Teeters, Authorized Member

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 herself to be the Authorized Member of MERIDIAN 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 11th day of June, 2007.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING FURTHER DESCRIBED AS FOLLOWS: BEING THE NORTH 120 FEET OF LOTS NO. 16 AND 17 ON RADNOR TERRACE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOTS ADJOIN AND FRONT TOGETHER 100 FEET ON THE SOUTHERLY SIDE OF RADNOR TERRACE, FORMERLY MCCLELLAN AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 120 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MERIDIAN CONSTRUCTION COMPANY, LLC BY WARRANTY DEED FROM ROY S. JONES, MARRIED, RECORDED THE 28TH DAY OF FEBRUARY, 2007, IN INSTRUMENT NUMBER 20070228-0024923; WARRANTY DEED TO ROY S. JONES FROM WILLIAM H. BAIRD, RECORDED ON THE 5TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061005-0124084; QUITCLAIM DEED TO WILLIAM H. BAIRD FROM SHARON J. HICKS, (JAMES L. HICKS HAVING DIED FEBRUARY 4, 2001) RECORDED THE 3RD DAY OF DECEMBER, 2001, IN INSTRUMENT NUMBER 20011203-0132065; DEED TO JAMES L. HICKS AND WIFE, SHARON J. HICKS FROM WILLIAM L. BROWN, RECORDED THE 5TH DAY OF FEBRUARY, 1986, IN BOOK 6777, PAGE 261, 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.