THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26714-06-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2007. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: David M. and Susan A. Eaton 3448 Crestridge Drive Nashville, TN 37204	**Send Tax Bills To:** First Tennessee Home Loans, a Division of First Tennessee Bank, N.A. P.O. Box 809 Memphis, TN 38101	**Tax Information:** Map and Parcel No.: 118100145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lois A. Meadows, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. Eaton and wife, Susan A. Eaton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3448 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2007.

Lois A. Meadows

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lois A. Meadows**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/03/07 13:01 2 pgs
Fees:13.00 Taxes:1276.50

20070703-0079441

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly part of Lot No. 87 on the Plan of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County, and described according to a survey may by W. A. Pitts, July 16, 1949 and further described according to a survey made by Southern Land and Associates, Inc., dated February 5, 1976, as follows:

Said Lot and part of lot adjoin and front together 90.25 feet on the northerly side of Crestridge Drive and run back 250.0 feet on the easterly line of Lot 88, and 226.6 feet on the westerly line of said Part of Lot No. 87, to a dead line in the rear, measuring 99.8 feet thereon.

Being the same property conveyed to Robert W. Meadows and wife, Lois A. Meadows by Warranty Deed dated February 17, 1976 from Hunter C. Harris and wife, Ann H. Harris of record in Book 4998, page 350, Register's Office for Davidson County, Tennessee. Robert W. Meadows died on May 24, 2001.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, page 63, Register's Office for Davidson County, Tennessee.