FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

X Matt Meulemans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Meulemans	SAME AS NEW OWNER	42-4-36
912 Highland Circle		
Madison, TN, 37115		

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, I/WE,

Peggy A. White and Mildred L. Anderson

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

Matthew Meulemans

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 the northerly part of Lot No. 14 on the Map of Bransford Realty Company's Subdivision of record in Book 421, page 38, Register's Office for said County, and described according to a survey made Dec. 16, 1957, by Z. J. Wilkinson, as follows:

BEGINNING at an iron pin in the center line of Highland Circle, being the northwest corner of the tract herein described and the southwest corner of part of Tract 15 conveyed to Sam N. Stephens and wife, by deed of record in Book 2043, page 17, Register's Office; thence South 82 degrees 30 minutes East 567 feet to an iron pipe located at the northeast corner of tract herein described, and the southeast corner of the tract sold to H. C. Travis and wife, in Book 1969, page 423, Register's Office, being also the westerly beginning of Tract No. 16 on said plan; thence South 3 degrees 30 minutes West along the boundary line of said Tract No. 16, 78 feet to a point; thence North 86 degrees 30 minutes West 551 feet to the center line of Highland Circle; thence North 3 degrees 30 minutes West 117 feet more or less to the point of beginning, and containing 1.25 acres, more or less.

Being the same property conveyed to Franklin D. Crafton and wife, Mary E. Crafton, by Warranty Deed dated November 4, 1966 from Charles H. Carpenter and wife, Ethel D. Carpenter, of record in Book 4075, Page 633, Register's Office for Davidson County, Tennessee. Both have since died, Franklin D. Crafton having died first. The will of Mary E. Crafton, probated in Case No. 06P1905, Davidson County, Tennessee, bequeaths subject property to Peggy A. White and Mildred L. Anderson.

Unimproved ( )
This is improved (X) property known as 912 Highland Circle, Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/05/07 15:45 2 pgs
Fees:13.00 Taxes:370.00
20071105-0130479

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/our hand(s) this 2nd day of November, 2007

Peggy A. White

Mildred L. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Peggy A. White and Mildred L. Anderson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010