STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Subscribed and sworn to before me, this 13th day of June, 2008.

Affiant

My Commission Expires:
01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/26/08 10:54 2 pg
Fees:13.00 Taxes:508.75
20080626-0065812

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
BENJAMIN ADAM COLLIER 2314 MAPLECREST DRIVE NASHVILLE, TN 37214 MAP & PARCEL NO. 084-11-0/250.00	SunTrust Mortgage, Inc. RVW 5093, 1001 Semmes Avenue Richmond, VA 23224

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Dennis Franklin Meadows
Executor of the Estate of JUANITA HALEY and individually as devisee of the Will of Juanita Haley,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

BENJAMIN ADAM COLLIER,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 2 on the Re-subdivision of Lot No. 260 of a Subdivision of C. R. Quarles Lands Maplecrest, as of record in Plat Book 6200, page 493, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juanita Haley by Warranty Deed from Robert A. Mallory Jr., dated June 13, 1997, and filed of record on June 18, 1997, in Book 10496, page 284, Register's Office for Davidson County, Tennessee. The said Juanita Haley having died on 12/08/2006 her will having been admitted to probate in the Probate Court for Davidson County, Tennessee Probate Case No. 08P898, said will having devised this property to Dennis Franklin Meadows.
Dennis Franklin Meadows' wife joins in this conveyance as to spousal rights.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2008, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6200, PAGE 493; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2314 MAPLECREST DRIVE, NASHVILLE, TN 37214

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 13 DAY OF JUNE, 2008.

Dennis Franklin Meadows
DENNIS FRANKLIN MEADOWS

Susan Fay Meadows
SUSAN F. MEADOWS
Susan F. Meadows

Dennis Franklin Meadows Exec.
DENNIS FRANKLIN MEADOWS, Executor

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Mecklenburg

On this 13 day of June, 2008, before me personally appeared Dennis Franklin Meadows and wife, Susan F. Meadows, individually, and Dennis Franklin Meadows, Executor, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

STACEY HERNANDEZ NOTARY PUBLIC My Comm. Exp. Jan. 7, 2013 CABARRUS COUNTY, N.C.

Stacey Hernandez
Notary Public

WARRANTY DEED