Box 10-B

Davidson County DEEDWARR
Recvd: 03/03/09 15:08 2 pgs
Fees:13.00 Taxes:185.00

20090303-0018886

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2ND DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELVIN A. MEADOWS, ET UX	**SAME**	**119-11-0-059.00**
(NAME) **1022 MEADOWBROOK ROAD**	(NAME)	
(ADDRESS) **ASHLAND CITY, TN 37015**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **DOROTHY L. COTHRON, UNMARRIED,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELVIN A. MEADOWS AND WIFE, DIANA G. MEADOWS,** 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:

Land in Davidson County, Tennessee, being Lot No.71, on the Plan of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the easterly margin of Mashburn Road at the corner of Lots Nos. 70 and 71; thence with the line between said two lots, eastwardly 242.1 feet to the northwesterly line of Lot No. 63; thence with the line between said Lots Nos. 63 and 71, northeastwardly 45.6 feet to the corner of Lots Nos. 63, 71 and 75; thence with the line between said Lots Nos. 71 and 75, northwestwardly 56 feet to the corner of Lots Nos. 71 and 72; thence with the line between said two lots, westwardly 215.6 feet to the easterly margin of Mashburn Road; thence with same, southwardly 70 feet to the beginning.

Being the same property conveyed to James N. Cothron and wife, Dorothy L. Cothron, from David L. Graham, Lucile Bogle and Delia Mai McElroy, by deed dated March 31, 1969 of record in Book 4324, page 810, Register's Office for Davidson County, Tennessee. James N. Cothron has since died.

See Power of Attorney of record as Instrument No. 20090102-0000081, Register's Office for Davidson County, Tennessee. This conveyance is subject to all matters contained in the Plan of record in Plat Book 1835, page 1, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2705 MASHBURN DRIVE, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2ND day of **MARCH, 2009**.

Dorothy L. Cothron
By: James Nolan Cothron Jr.
attorney in fact for
Dorothy L. Cothron

DOROTHY L. COTHRON
BY: JAMES NOLAN COTHRON, JR.
ATTORNEY IN FACT FOR
DOROTHY L. COTHRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2009, before me personally appeared **JAMES NOLAN COTHRON, JR., Atttorney in Fact for Dorothy L. Cothron,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **DOROTHY L. COTHRON**, and who acknowledged that he executed the same as the free act and deed of **DOROTHY L. COTHRON**.

My Commission Expires: July 24, 2010

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public