BILL GARRETT, Davidson County
T20090017636 DEEDWARR
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File No. N/A
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Robert Wayne Meadows
2807 Old Clarksville Pike
Ashland City, TN. 37015

SEND TAX BILLS TO: Robert Wayne Meadows **MAP:** 71-07
2807 Old Clarksville Pike **PARCEL:** 55
Ashland City, Tn. 37015

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WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **CLAUDE MACK MEADOWS**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **ROBERT WAYNE MEADOWS**, a one-half (1/2) undivided interest, hereinafter called Grantee, his heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEING Lot No. 92 on the Map of J. B. Haynie's Oriental Subdivision of Lots, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot No. 92 fronts 100 feet on the northerly side of Duke Street and runs back between parallel lines, 140 feet to an alley in the rear.

BEING the same property conveyed to Eldon Meadows and wife, Ruby E. Meadows, by deed from Edwin R. Davis and wife, Bobbie Lee Davis, of record in Book 1713, Page 271, Register's Office for Davidson County, Tennessee. Eldon Meadows died November 21, 1953 and Ruby E. Meadows acquired title to the above described property as the surviving tenant by the entirety. Ruby E. Meadows died intestate on February 14, 1998, survived by her two sons and only heirs at law, Claude Mack Meadows, the Grantor herein, and Robert Wayne Meadows, the Grantee herein.

THIS description is the same as the previous deed of record.

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, his heirs and assigns, forever; and I do covenant with the said Grantee, that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 26TH day of FEBRUARY, 2009.

Claude Mack Meadows
CLAUDE MACK MEADOWS

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STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLAUDE MACK MEADOWS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CUMBERLAND CO., North Carolina, this 26TH day of FEBRUARY, 2009.

SANDRA MEYER HARDEE NOTARY PUBLIC CUMBERLAND COUNTY, N.C.

Sandra Meyer Hardee
Notary Public

My Commission Expires: 7 OCTOBER 2009

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$25,000.00**.

Robert Wayne Meadows
Affiant

Subscribed and sworn to before me, this 13th day of March, 2009.

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Grace Hamlett
Notary Public

My Commission Expires: 12/27/2011