THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28679-04-2009** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2009. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Charles W. Meador 4125 Andrew Jackson Parkway Hermitage, TN 37076	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 075 080 25500

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, **Jack Barron and wife, Lou P. Barron**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles W. Meador** ("Grantee"), his 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 692 Frankfort Drive, Hermitage, TN 37076.

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 29th day of May, 2009.

Jack Barron

Lou P. Barron

BILL GARRETT, Davidson County
Trans:T20090036004 DEEDWARR
Recvd: 06/01/09 15:28 2 pgs
Fees:13.00 Taxes:296.00
20090601-0050344

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 29th day of May, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 582 on the Plan of Section 12, Tulip Grove, of record in Plat Book 5800, page 264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Barron and wife, Lou P. Barron, by deed dated February 15, 1994, from Secretary of Housing & Urban Development, of Washington, D.C., of record in Book 9253, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 State and County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6142, page 736, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Plat Book 5800, page 264, Register's Office for Davidson County, Tennessee.