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. 29312-01-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,040,000.00. Affiant Subscribed and sworn to before me this 11th day of February, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Keith G. Meador 3803 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** Tennessee Bank & Trust 330 Mayfield Drive, Ste. C-6 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 104090103.00

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, **Michael E. Utley and wife, Fran Eve Utley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith G. Meador** ("Grantee"), its successors, 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 3803 Richland Avenue, Nashville, TN 37205

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 10th day of February, 2010.

Michael E. Utley

Fran Eve Utley

BILL GARRETT, Davidson County
Trans:T20100008859 DEEDWARR
Recvd: 02/12/10 11:47 2 pgs
Fees:13.00 Taxes:3848.00
20100212-0011252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael E. Utley and Fran Eve Utley**, 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 10th day of February, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 14 on the Plan of Richland Realty Company's Division "A", as of record in Book 161, page 151, said Register's Office.

Said part of said lot fronts 50 feet on the south side of Richland Avenue and extends back southerly between parallel lines, and parallel with Christopher Street 200 feet, more or less, to a line; the eastern boundary line of said easterly 50 feet of said Lot No. 14 being 100 feet west of Christopher Street.

Being the same property conveyed to Michael E. Utley and wife, Fran Eve Utley by deed dated 06/06/2005 from Jeffrey Rymer, unmarried of record in Instrument No. 20050615-0068489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.
3. Permit from Metropolitan Government recorded in Book 10928, page 523 , Register's Office for Davidson County, Tennessee.